



ASKING PRICE

£479,950



THE DETAILS



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Garey Bane

Ballagawne Road, Colby

£479,950

call in today or visit www.blackgracecowley.com for more details

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a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE











PROPERTY DETAILS FOR

Garey Bane, Ballagawne Road, Colby

THE DESCRIPTION

- Detached modern home situated on a corner plot in Colby
- Upside-down living with stunning rural and sea views
- Lounge, Dining Room, Kitchen/Breakfast Room, W.C
- 3 double Bedrooms, family Shower Room, Master En-Suite
- Integral Garage with access to Utility Room, driveway with parking for several vehicles
- Front garden ring fenced by mature Griselinia hedges, rear garden mainly laid to lawn
- External insulated timber summerhouse with power, lighting and double glazing
- The property has been well maintained by current owner
- Oil fired central heating, uPVC double glazed throughout

THE PROPERTY

Black Grace Cowley are delighted to offer this unique detached modern home, with excellent coastal views in Colby, to the market. Garey Bane is situated on a corner plot in an elevated position, the upside-down nature of the property means the living areas benefit from stunning sea views across to Gansey Bay.

Upon entering the property on the first floor off Carrick Bay View road there is a paved footpath leading up to a Porch with uPVC front door, opening into the Entrance Hall with W.C. Large Lounge with double glazed windows and sea views, double doors leading into a Formal Dining Room, with access into the Kitchen/Breakfast Room, the Kitchen has a range of modern fitted beech effect wall and base units with laminate worktops and integrated appliances, good sized breakfast bar and a door taking you back out into the Entrance Hall.

Carpeted stairs lead down to the ground floor, there is an external door leading out to the property's driveway. Master Bedroom Suite with fitted wardrobes to one wall and access to a modern fitted Shower Room. Bedroom 2 is an excellent sized double, situated to the front with views across the neighbouring fields, Bedroom 3 is a good-sized double. Large modern Family Shower Room with tiled walls and floor, wash hand basin, W.C and walk-in shower cubicle. Access into the integral single Garage with up and over door and ample storage space, door into Utility Room with plumbing for washing machine and tumble dryer, the Worcester Bosch oil fired boiler can also be found here.

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Externally, to the front of the property is a generously sized tarmacked driveway with parking for several vehicles. To the rear is a large lawned garden, with mature hedge borders and various patio areas to capture the south and west facing sunshine. Detached timber-built summerhouse with double glazed windows, power, and lighting.

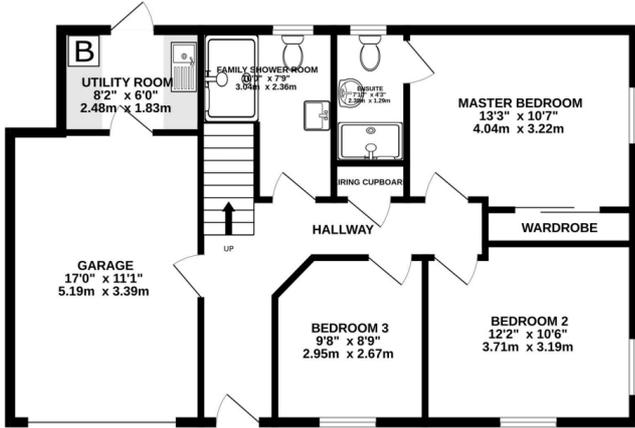
The property has been maintained to an exceptional standard by the current owner, it benefits from uPVC double glazed windows throughout, oil fired central heating system. Due to the unique positioning and sea views, it would make for a stunning family home.

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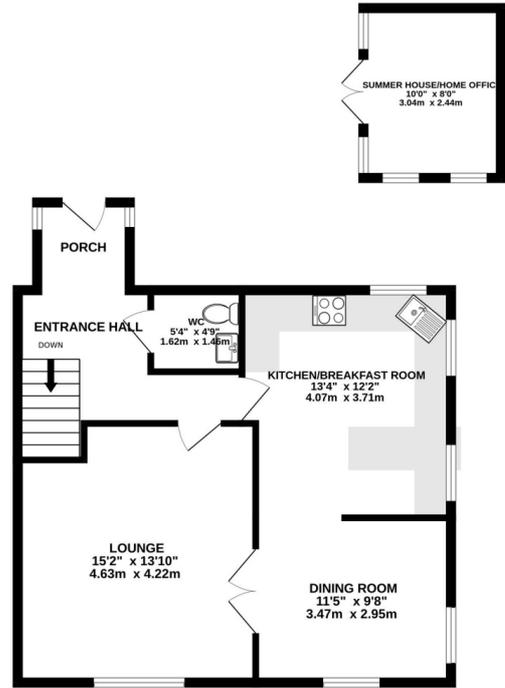
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FLOORPLAN

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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