



65 Lilac Grove, Ballasalla, Isle of Man, IM9 2DZ  
**Asking Price £379,950**



- Spacious L-shaped hallway providing access to all rooms, including a bright and airy dual aspect living and dining room
- Well-appointed family shower room featuring an airing cupboard, plus additional hallway storage for everyday convenience and practicality
- Modern fitted kitchen with ample wall and base units, opening into a useful rear porch with additional WC facility
- Converted garage off bedroom two, now providing a versatile utility room or hobbies room, ideal for flexible modern living needs
- Three generously sized double bedrooms, two benefitting from fitted wardrobes, offering comfortable and flexible living space for families or guests
- Externally, a paved driveway offers off-road parking, complemented by a lawned garden to the side enhancing kerb appeal



## 65 Lilac Grove, Ballasalla, Isle of Man, IM9 2DZ

---

### 65 Lilac Grove, Ballasalla

Situated in the heart of Ballasalla village, 65 Lilac Grove is a true bungalow offering well-proportioned accommodation throughout.

You enter the property via an L-shaped hallway which provides access to all rooms. To the right is the main reception space, a generous living and dining room with dual aspect windows allowing plenty of natural light. The kitchen offers a good range of wall and base units and leads to a rear porch, where there is the added benefit of a separate WC.

There are three double bedrooms, two of which feature fitted wardrobes. A spacious family shower room includes an airing cupboard, while the hallway also benefits from a useful storage cupboard. Off the second bedroom, the former garage has been thoughtfully converted to provide a versatile utility or hobbies room.

Externally, the property enjoys a paved driveway to the front, providing off-road parking, along with a lawned garden to the side.

This is an excellent opportunity to acquire a single-storey home in a sought-after village location.







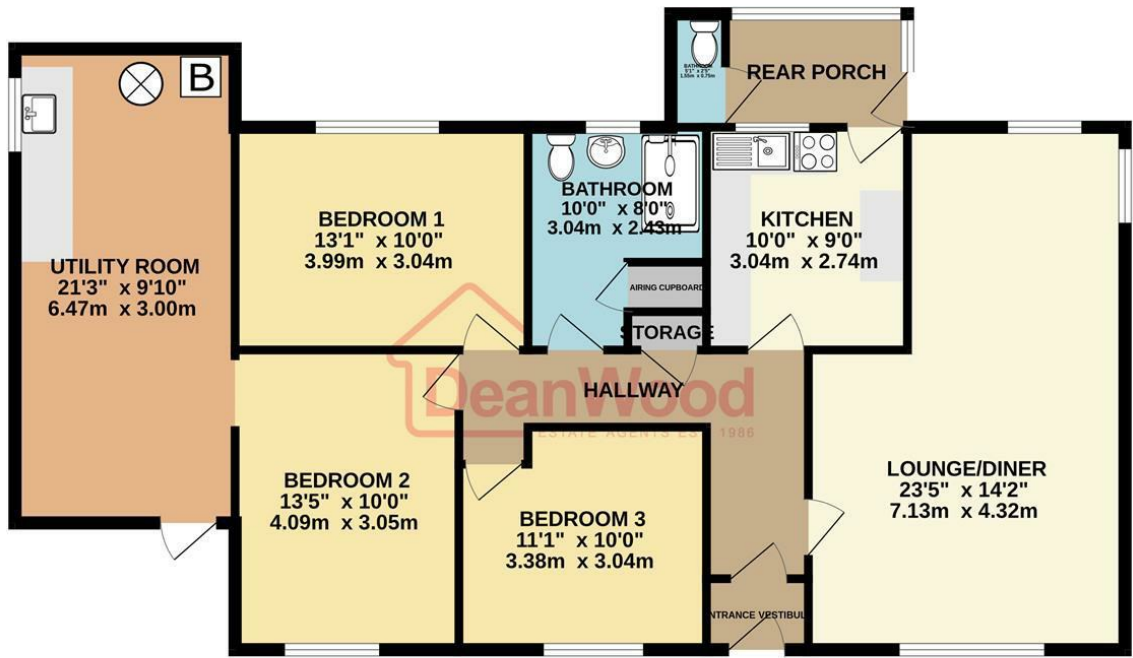








GROUND FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.  
Not to scale-for identification purposes only  
Made with Metropix ©2025



**DOUGLAS**  
37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF  
**T** 01624 620606  
**F** 01624 677363  
**E** info@deanwood.co.im

**CASTLETOWN**  
COMPTON HOUSE  
9 CASTLE STREET CASTLETOWN  
ISLE OF MAN IM9 1LF  
**T** 01624 825995  
**F** 01624 825996  
**E** castletown@deanwood.co.im

**RAMSEY**  
LEZAYRE HOUSE  
87 PARLIAMENT STREET  
RAMSEY ISLE OF MAN IM8 1AQ  
**T** 01624 816111  
**F** 01624 816588  
**E** ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**