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Ballakew, Ballagorry Drive, Maughold, IM7 1HE
Asking Price £534,950

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Ballakew is a beautifully modernised chalet-style home set in a quiet cul-de-sac in Glen Mona, Maughold, enjoying an elevated position with far-reaching rural and sea views. The property has been extensively renovated to an architect-designed standard and offers spacious, flexible family accommodation throughout. The entrance level provides true bungalow-style living, with three double bedrooms and a modern family bathroom, plus a separate shower room. A bright entrance hall with Velux windows leads into a dual-aspect lounge featuring panoramic views, a large picture window, log burner, and recessed lighting. The lounge flows into an open-plan dining area and contemporary kitchen with integrated appliances, which continues into a bright sunroom with triple aspect glazing, four Velux windows, and sliding doors opening onto a private raised terrace. An internal lift provides access to the lower ground floor. The lower level includes a



versatile home office/bedroom 4 with garden access, integral double garage, utility room, workshop area, storage, and gardeners' WC. The property also benefits from a Worcester-Bosch oil-fired central heating system and upgraded infrastructure.

Externally, there are landscaped gardens with lawned areas, mature borders, and hedging. A large sun terrace with glass balustrade provides excellent outdoor living space, with steps down to the rear garden and a covered potting/storage area beneath. There is further scope to extend living space by converting the garage (subject to planning). Conveniently located with a nearby bus stop to Douglas and Ramsey, walking distance to the tram stop, and excellent access to countryside walks, this is an ideal family home in a peaceful rural setting.

LOCATION

From Ramsey take the A2 Coast Road towards Laxey and proceed for approx miles. Continue through the Corony and into Glen Mona and past Dhoon School on the right and take the next turning on the right into Ballagorry Drive. Follow the road towards the left and the property can be clearly identified by our For Sale Board on the left hand side.

ENTRANCE

HALLWAY

12' 10" x 10' 6" (3.9m x 3.2m)

BATHROOM

6' 7" x 7' 7" (2m x 2.3m)

BEDROOM

14' 1" x 10' 10" (4.3m x 3.3m)

BEDROOM

14' 1" x 13' 9" (4.3m x 4.2m)

BEDROOM

10'3" x 10'3" (3.1m x 3.1m)

BATHROOM

5' 11" x 9' 10" (1.8m x 3m)

LIVING ROOM

19' 4" x 14' 9" (5.9m x 4.5m)

SITTING ROOM

9' 10" x 10' 2" (3m x 3.1m)

KITCHEN

9' 2" x 9' 10" (2.8m x 3m)

DINING AREA

13' 1" x 11' 10" (4m x 3.6m)

OUTSIDE DECKED AREA

21' 8" x 19' 0" (6.6m x 5.8m) max

LOWER GROUND FLOOR

HALL

22' 0" x 17' 1" (6.7m x 5.2m)

STORAGE

6' 7" x 7' 7" (2m x 2.3m)

SEPARATE WC

6' 7" x 5' 11" (2m x 1.8m)

UTILITY

7' 10" x 9' 10" (2.4m x 3m)

OFFICE

13' 1" x 11' 6" (4m x 3.5m)

INTEGRAL DOUBLE GARAGE

18' 4" x 24' 11" (5.6m x 7.6m)

OUTSIDE

Externally, there are landscaped gardens with lawned areas, mature borders, and hedging. A large sun terrace with glass balustrade provides excellent outdoor living space, with steps down to the rear garden and a covered potting/storage area beneath.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

POSSESSION

Vacant possession on completion of purchase.
The company do not hold themselves responsible for any expenses which may be

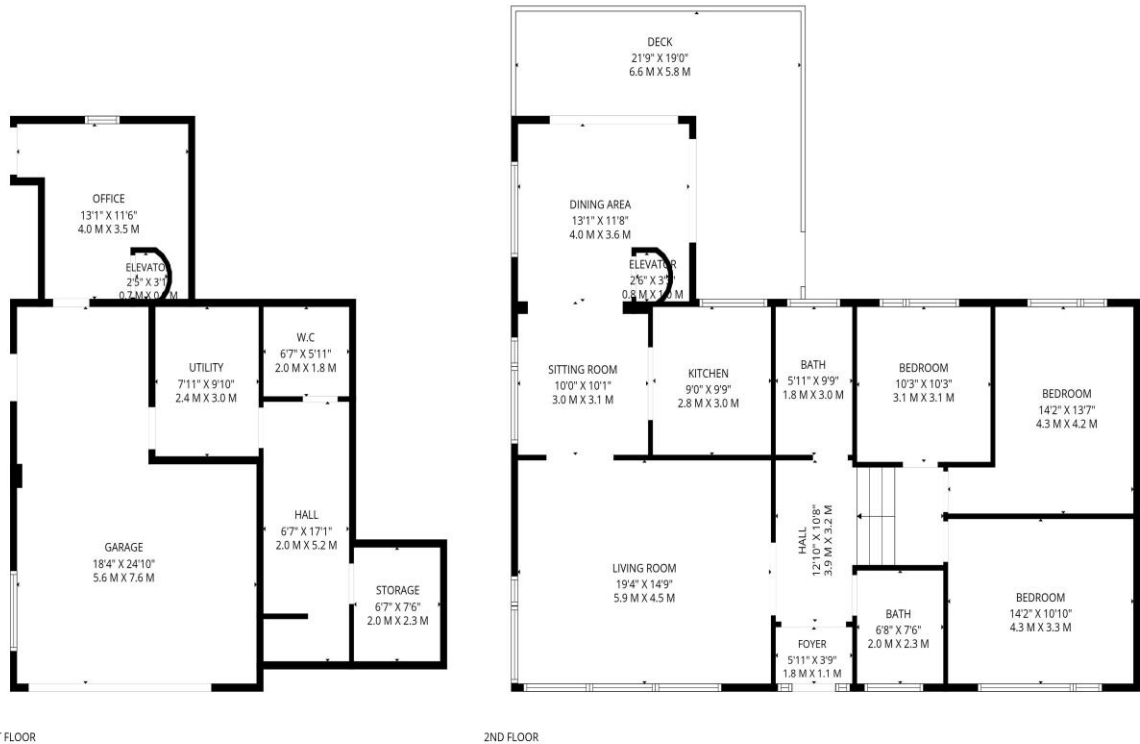
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1ST FLOOR

2ND FLOOR

TOTAL: 1606 sq. ft, 150 m2

1st floor: 287 sq. ft, 27 m2, 2nd floor: 1319 sq. ft, 123 m2

EXCLUDED AREAS: GARAGE: 369 sq. ft, 34 m2, STORAGE: 50 sq. ft, 5 m2, UTILITY: 78 sq. ft, 7 m2,
ELEVATOR: 14 sq. ft, 2 m2, DECK: 264 sq. ft, 25 m2, WALLS: 178 sq. ft, 15 m2



FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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