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Myrtle Cottage, Main Road, Ballasalla, IM9 2DA  
**Asking Price £289,995**



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A beautifully maintained semi-detached Manx stone cottage, ideally situated in the heart of Ballasalla village, offering convenient access to local amenities and just a five-minute drive from the airport. The property has an attractive sitting room featuring a charming Manx stone fireplace, along with a spacious dining kitchen, 2 bedrooms and a modern shower room. Externally, the property benefits from a good-sized, lawned rear garden with rear access gate, providing an ideal space for outdoor relaxation and entertaining.



## LOCATION

Travelling from Castletown towards Ballasalla, passing the airport on the right hand side, proceed straight ahead at the Whitestone roundabout. Myrtle Cottage can be found along on the right hand side just before the second roundabout.

## SITTING ROOM

15' 2" x 10' 1" (4.62m x 3.07m)

Attractive Manx stone fireplace with multi burning stove and stone hearth. Beamed ceiling.

## DINING KITCHEN

15' 1" x 13' 3" (4.59m x 4.04m)

Newly fitted kitchen with electric range cooker, integral washing machine, integral fridge, integral freezer. New gas boiler. Lovely views over rear garden. Door to rear garden.

## FIRST FLOOR

## LANDING

## BEDROOM 1

15' 2" x 10' 1" (4.62m x 3.07m)

## BEDROOM 2

11' 8" x 7' 10" (3.55m x 2.39m)

Views over pretty rear garden.

## SHOWER ROOM

Shower cubicle, wash hand basin, w.c. Half tiled walls.

## OUTSIDE

Good sized attractive walled and fenced rear garden mainly laid to lawn with mature shrubs and borders. Access gate to general parking area. Paved patio. Wood store. Manx stone raised flower bed.

## SERVICES

Mains water, drainage and electricity. Gas central heating. New roof (approx 2017). Upvc Double glazing. \*\* Furniture available by separate negotiation.

## POSSESSION

Freehold. Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

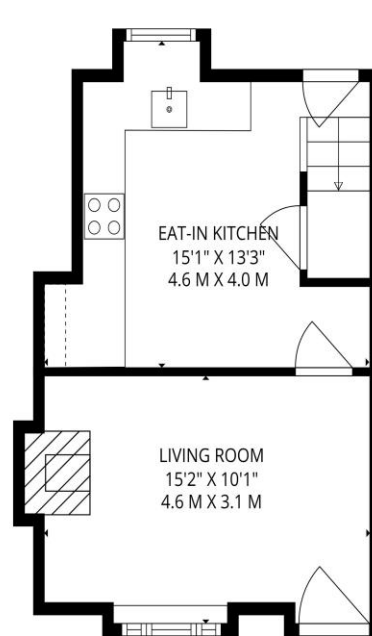




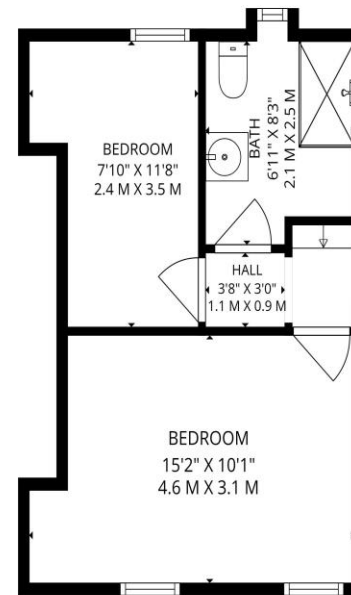








1ST FLOOR



2ND FLOOR



**Total: 634 sq. Ft, 59 m2**  
 1st Floor: 325 sq. Ft, 30 M2, 2nd Floor: 309 sq. Ft, 29 m2  
 Excluded Areas: Bay Window: 2 sq. Ft, 0 M2, Walls: 66 sq. Ft, 6 m2

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

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Since 1854



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