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22 Ballastroon, Colby, IM9 4NR  
**Asking Price £435,000**

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Newly refurbished throughout, this detached dormer bungalow is situated on a generous sized plot and located in a most desirable quiet location. Accommodation comprises lounge/dining, dining kitchen, 3 bedrooms and bathroom. Outside is a large lawned rear garden and driveway to the front, with single garage. Viewing highly recommended.



## LOCATION

Travelling out of Port Erin, proceed along the main road (A7) towards Colby. Continue past the turning into Ballakilpheric Road and a short distance along before you reach the Colby Clock at the bottom of Glen Road, take the left into Ballastroan. Number 22 can be found a short distance along on the left hand side.

## HALLWAY

Lovely light and airy welcoming hallway with staircase leading to first floor. Understairs store cupboard.

## LOUNGE/DINING

24' 6" x 14' 1" (7.46m x 4.29m)

Good sized open through lounge/dining room. Patio doors leading to rear garden/patio.

## DINING KITCHEN

11' 4" x 13' 1" (3.45m x 3.98m)

Newly fitted in 2025, quality Howdens kitchen with good range of 'reed green' fronted wall and base units with contrasting white laminate worktops incorporating Lamona appliances - ceramic hob, chimney style extractor hood, double fan oven and integrated dishwasher. Pleasant views overlooking rear garden.

## REAR PORCH

Oil central heating boiler and Megaflo. Plumbing for washing machine.

## BEDROOM 1

11' 0" x 11' 5" (3.35m x 3.48m)

Generous double bedroom. Front aspect.

## BATHROOM

Contemporary style suite comprising bath with shower over, w.c., wash hand basin in fitted unit, tiled walls.

## FIRST FLOOR

## LANDING

## BEDROOM 2

13' 10" x 14' 8" (4.21m x 4.47m)

Double bedroom with dual aspect windows to enjoy views towards distant hills. Loft access. Undereaves storage.

## BEDROOM 3

12' 1" x 14' 6" (3.68m x 4.42m)

Double bedroom with pleasant outlook towards distant hills. Undereaves storage.

## OUTSIDE

Generous private lawned rear garden with patio area. Side access. Outside tap. Driveway to front.

## SINGLE GARAGE

Up and over door. Light and power.

## SERVICES

Mains water, drainage and electricity. uPVC double glazing. New roof, new internal staircase, partially re-wired, new oil central heating boiler, tank and Megaflo. \*\*\* Planning permission obtained in 2022 for extension to rear to create a large kitchen/diner, as well as first floor dormer to create a second bathroom. Permission also included to widen the driveway - Reference 21/01575/B.

## POSSESSION

Freehold. Vacant possession on completion. 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.





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