



www.chrystals.co.im

12 Croit Ny Glionney, Colby, IM9 4PP
Asking Price £415,000

12 Croit Ny Glionney, Colby, IM9 4PP

Asking Price £415,000

Superbly presented modern house, situated on a popular smart development in the catchment area for Arbory School. Accommodation comprises lounge, dining kitchen, utility room, integral garage, 4 bedrooms, bathroom & en-suite shower room. Outside is a lovely private rear garden and driveway to front. The property is offered for sale with no onward chain.



LOCATION

Travelling on the A7 through Colby towards Castletown, turn left at the Colby 'Clock' and proceed up the Glen Road. Turn first right into Croit Ny Glionney development and travel straight ahead. Number 12 is along on the left hand side.

ENTRANCE HALLWAY

Light and airy welcoming hallway. Staircase leading to first floor.

LOUNGE

16' 4" x 12' 0" (4.97m x 3.65m)

Spacious room with a wall of built-in storage, shelving and seating. Double doors to:

DINING KITCHEN

14' 10" x 12' 0" (4.52m x 3.65m)

Stylish modern kitchen with good range of wall and base units with contrasting worktops incorporating integrated draining board, 1 1/2 bowl stainless steel sink unit, double oven, ceramic hob with stainless steel cooker hood above, integral fridge/freezer, dishwasher., cupboard housing gas central heating boiler. Downlighters. Tiled floor. Large understairs store cupboard. French doors to rear garden. Door to:

UTILITY ROOM

10' 10" x 8' 6" (3.30m x 2.59m)

Fitted wall and base units with contrasting worktops with stainless steel sink unit, integral washing machine and integral dryer, tiled floor. Door to outside. Door to:

INTEGRAL GARAGE

15' 4" x 9' 6" (4.67m x 2.89m)

Electric up and over door. Power and lighting.

FIRST FLOOR

LANDING

Built-in airing cupboard. Loft access.

BEDROOM 1

16' 2" x 8' 11" (4.92m x 2.72m)

Spacious double bedroom with large built-in wardrobes.

EN-SUITE SHOWER ROOM

8' 6" x 4' 11" (2.59m x 1.50m)

Quality contemporary 'wet room' style shower room comprising walk-in shower, w.c., wash hand basin in vanity unit, Xpelair, downlighters, stylish tiled walls and floor.

BEDROOM 2

13' 11" x 8' 10" (4.24m x 2.69m)

Front aspect. Double bedroom with built-in wardrobes.

BEDROOM 3

13' 0" x 9' 3" (3.96m x 2.82m)

Rear aspect. Double bedroom.

BEDROOM 4

8' 10" x 7' 3" (2.69m x 2.21m)

Rear aspect. Single bedroom.

BATHROOM

Fitted white suite comprising panelled bath with shower over, w.c., wash hand basin. Tiled walls and floor. Xpelair.

OUTSIDE

Enclosed rear garden mainly laid to lawn with paved patio. Side access. Driveway to the front with open plan lawned area.

SERVICES

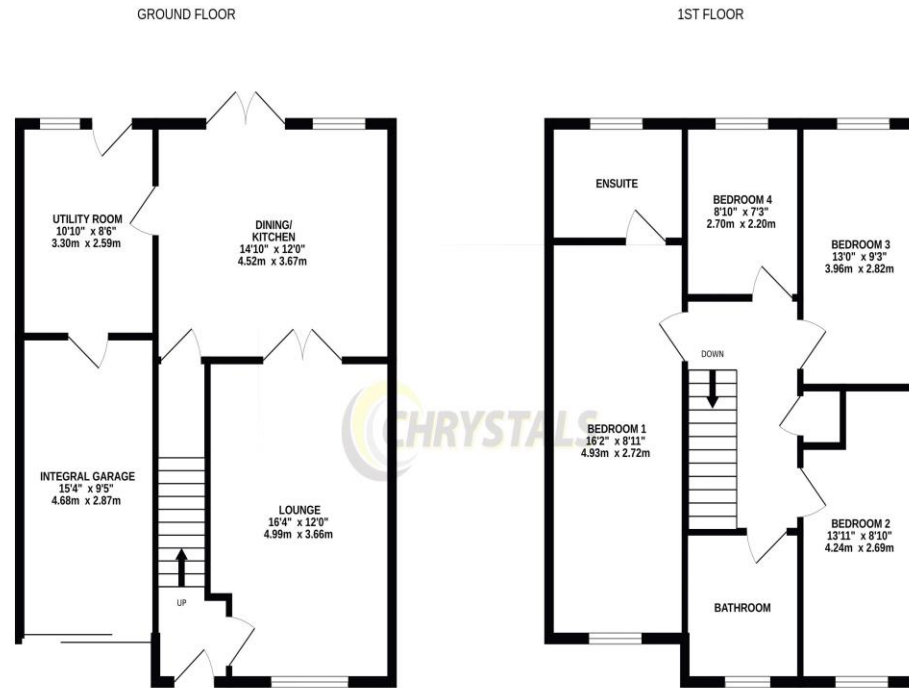
Mains water, drainage and electricity. Gas central heating. UPVC double glazing.

POSSESSION

Freehold. Vacant possession on completion. No onward chain. 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.







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.

Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.