



20 Mylchreest Drive, Reayrt Mie, Ballasalla, Isle of Man, IM9 2BB
Asking Price £395,000

- Modern bungalow in sought after Ballasalla development
- Detached garage with electrics, up and over door access
- High spec. with integrated appliances & quality fittings
- Generous lawned gardens/patio area ideal for outdoor entertaining
- 2 double bedrooms with built-in mirrored sliding wardrobes inc
- Spacious end of cul-de-sac plot with extension potential subject to PP



Situated within a spacious end of cul-de-sac plot on a highly sought after modern development in Ballasalla, this beautifully presented two bedroom bungalow offers contemporary living with high specification finishes throughout.

The property has been thoughtfully designed to provide both comfort and practicality, featuring extensive electrical fittings including numerous power points with integrated USB charging, along with fully installed wiring for television, satellite and broadband ethernet in every room. Mains operated smoke detectors are also in place, and the interior is finished with quality carpets and durable flooring to the hallway and kitchen/dining areas.

The accommodation comprises two generous double bedrooms, each benefiting from built-in mirrored sliding wardrobes. The stylish bathroom is fully tiled and fitted with a large walk-in shower, wash basin, WC, fitted cabinet, shaver point and a heated towel rail.

A welcoming hallway provides access to a heated airing cupboard and a useful walk-in storage cupboard. The bright lounge flows seamlessly into a contemporary kitchen/diner, fitted with a high quality German kitchen and a full range of integrated appliances including a Zanussi washer/dryer, dishwasher and fridge/freezer, along with AEG oven, microwave, hob and extractor, complemented by a combination gas boiler.

Externally, the property enjoys a detached garage with power, an up and over door and separate side access. To the rear and side, there is a generous garden laid to lawn along with a flagged patio area accessed via large double doors from the kitchen, ideal for outdoor entertaining.

Occupying a sizeable plot, the property also offers potential for extension, subject to planning approval, and benefits from the remainder of a ten year NHBC warranty.



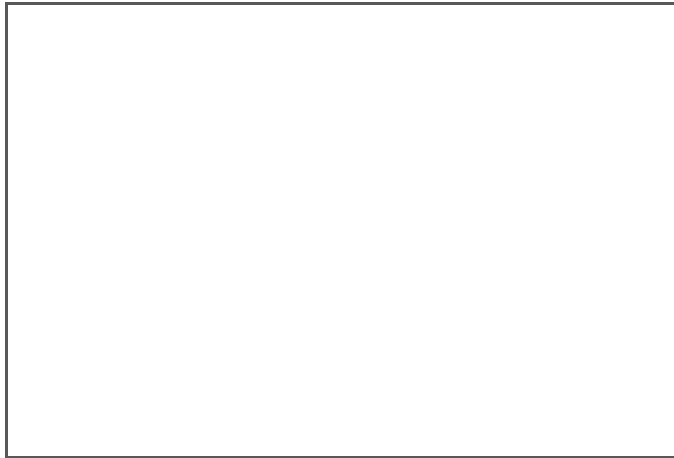






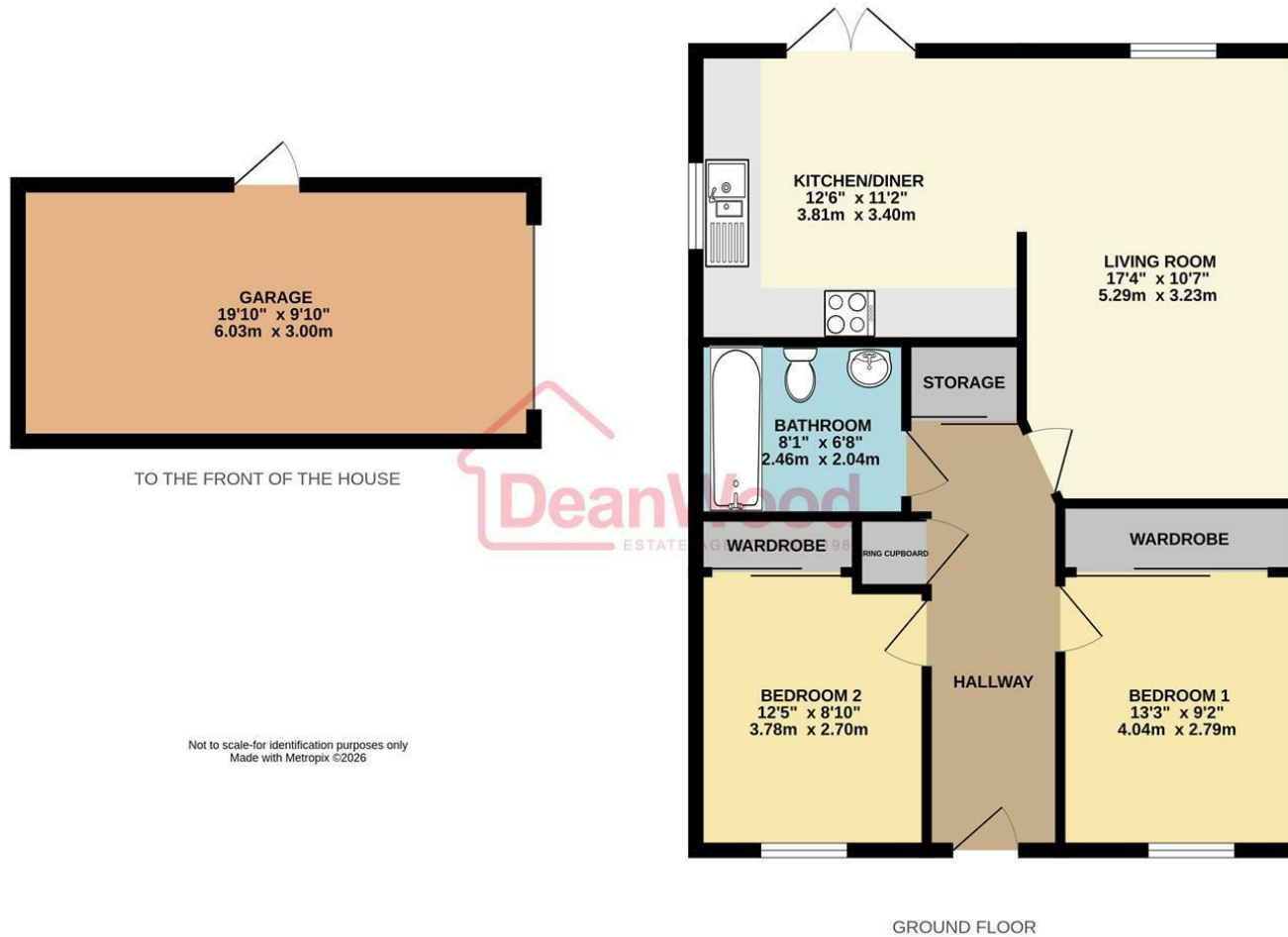


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