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The Clefs, 30 Christeens Way, Colby, IM9 4BG
Asking Price £499,000

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A detached true bungalow, situated on a quiet, popular development. The accommodation comprises a lounge, dining room, kitchen, three bedrooms, shower room and an en-suite shower room. Outside there is a detached garage and a garden, laid to lawn with a terrace.



LOCATION

Travelling out of Port Erin along Castletown Road, turn left at the Four Roads roundabout. Proceed ahead at the second roundabout onto the Sloc Road. Turn second right into the Ballakillowey Estate, continue along and number 30 is on the right hand side.

ENTRANCE PORCH

6' 6" x 4' 0" (1.98m x 1.22m)

HALL

9' 6" x 3' 8" (2.89m x 1.12m)

Built-in cupboards.

DINING ROOM

13' 10" x 11' 7" (4.21m x 3.53m)

LOUNGE

22' 2" x 13' 5" (6.75m x 4.09m)

Sliding patio doors to outside terrace. Super views towards the sea.

KITCHEN

15' 8" x 8' 0" (4.77m x 2.44m)

Beech fronted wall and base units comprising stainless steel sink unit, Integral fridge/freezer, integral dishwasher, plumbing for washing machine, double oven (not working). Cupboard housing Vaillant gas central heating boiler. Door to outside.

INNER HALL

16' 11" x 5' 7" (5.15m x 1.70m)

SHOWER ROOM

8' 0" x 7' 1" (2.44m x 2.16m)

Modern suite comprising large walk-in shower, wash hand basin in unit, w.c., chrome ladder style heated towel rail. Airing cupboard.

BEDROOM 3

9' 10" x 8' 11" (2.99m x 2.72m)

BEDROOM 2

14' 2" x 10' 4" (4.31m x 3.15m)

Excellent range of built-in bedroom furniture including TV cabinet.

BEDROOM 1

15' 9" x 11' 6" (4.80m x 3.50m)

Loft access (ladder).

EN-SUITE SHOWER ROOM

8' 0" x 3' 4" (2.44m x 1.02m)

Shower, wash hand basin, w.c., fully tiled walls and floor.

OUTSIDE

Generous block paved driveway to front. Wrap-around gardens mainly laid to law. Raised terrace to make the most of the lovely outlook enjoying views towards the sea.

DETACHED GARAGE

Split into 2 rooms, light and power.

SERVICES

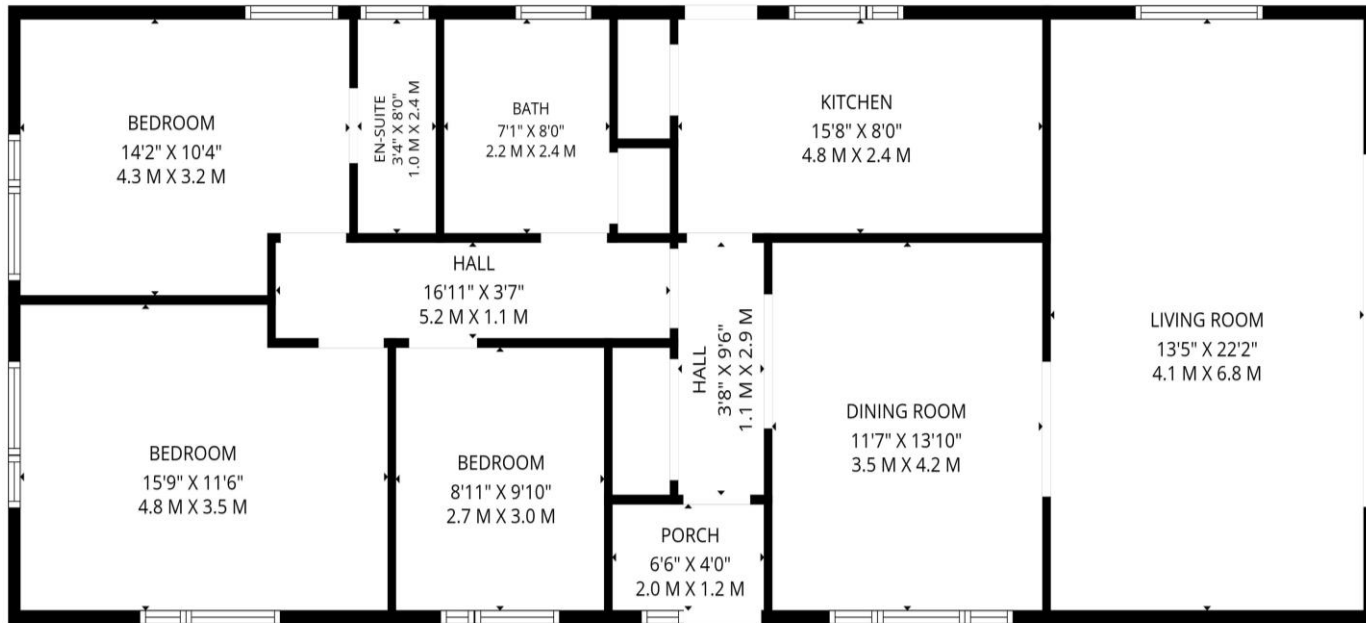
Mains water, drainage and electricity. Gas central heating (bottled). UPVC double glazing.

POSSESSION

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TOTAL: 1252 sq. ft, 116 m2

1st floor: 1252 sq. ft, 116 m2

EXCLUDED AREAS: PORCH: 26 sq. ft, 2 m2, WALLS: 80 sq. ft, 8 m2

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



Since 1854



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