



39 Ballagarey Road, Glen Vine, Isle of Man, IM4 4EF
Asking Price £785,000

- Extended family home presented in excellent order throughout
 - Over 3,200 sq ft of flexible family living accommodation
- West-facing landscaped garden with sun terrace, pond and summer house
- Situated in the highly sought-after Ballagarey Estate, Glen Vine
 - L-shaped kitchen and dining area with sliding doors to garden
- Located within the catchment area for popular Marown Primary School
 - Three reception rooms, five bedrooms and three spacious bathrooms



39 Ballagarey Road, Glen Vine is a beautifully extended family home presented in excellent order throughout, having been recently refreshed in several areas. Situated within the highly regarded Ballagarey Estate, the property enjoys a peaceful residential setting that is particularly popular with families. It also falls within the catchment area for the well-respected Marown Primary School, adding further appeal to its already desirable location.

Offering over 3,200 sq ft of flexible living accommodation, the home provides generous space perfectly suited to modern family life. The heart of the property is the impressive L-shaped kitchen and dining area, designed to create a sociable and practical hub of the home. Sliding doors open directly onto the sun terrace and garden, allowing natural light to flood the space and seamlessly bringing the outdoors in. This layout makes it an ideal setting for entertaining guests or enjoying relaxed family time, while the west-facing orientation ensures the garden and main living spaces benefit from excellent afternoon and evening sunshine.

The property offers superb versatility with three spacious reception rooms, providing ample room for living, entertaining or working from home. There are also five generously sized bedrooms and three well-proportioned bathrooms, creating comfortable accommodation for growing families.

In addition, two lower ground floor rooms currently used as a children's playroom and a storage room offer further flexibility and could easily be adapted to suit a variety of needs.

Externally, the property continues to impress with ample off-road parking for three to four vehicles. The west-facing landscaped garden has been thoughtfully arranged and features a sun terrace, summer house and decorative seating areas. A small pond and mature shrubs along the boundaries create an attractive and private outdoor space to enjoy throughout the year.







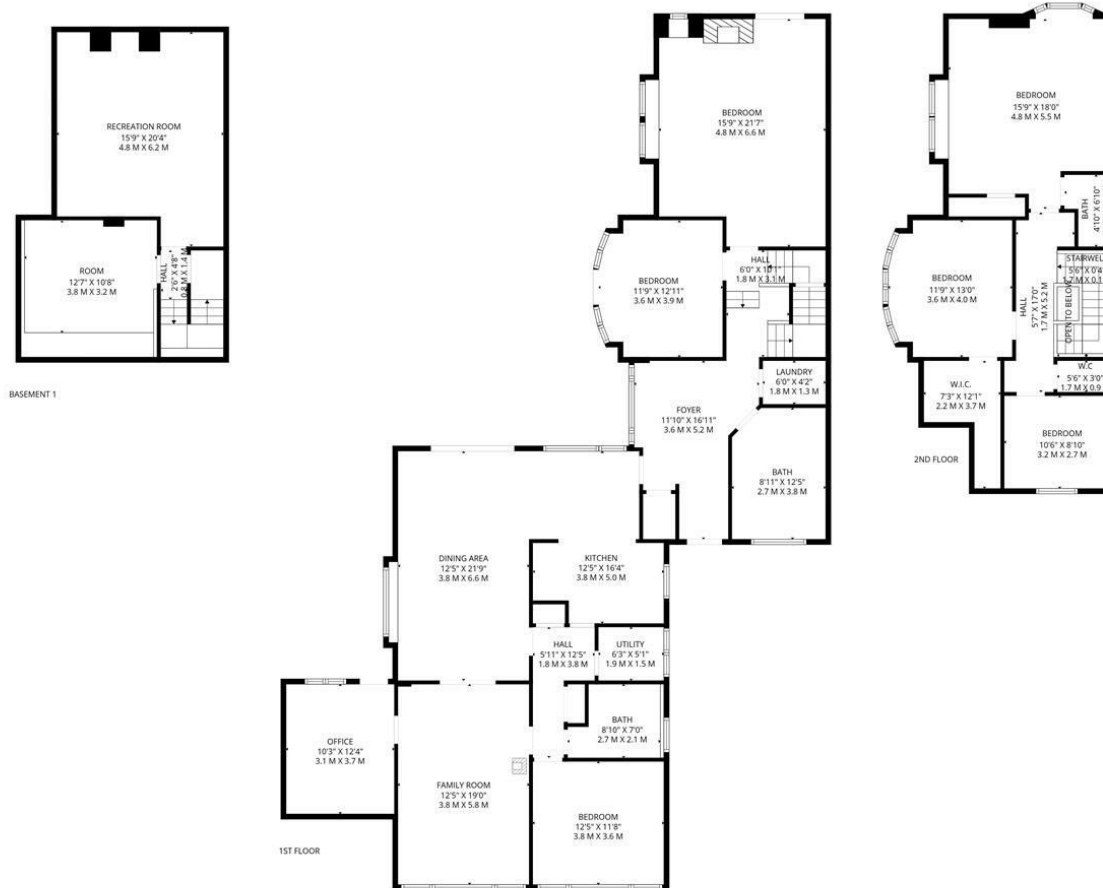






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TOTAL: 3224 sq. ft, 299 m2

Basement 1: 530 sq. ft, 49 m2, 1st floor: 2015 sq. ft, 187 m2, 2nd floor: 679 sq. ft, 63 m2
 EXCLUDED AREAS: UTILITY: 32 sq. ft, 3 m2, STAIRWELL: 56 sq. ft, 5 m2, LOW CEILING: 45 sq. ft, 4 m2,
 BAY WINDOW: 6 sq. ft, 1 m2, WALLS: 248 sq. ft, 24 m2

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



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