



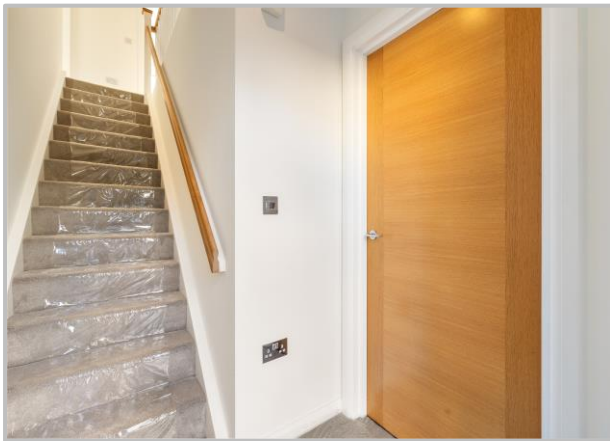
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29 Croit Ny Glionney, Colby, IM9 4PP
Asking Price £429,000

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Superbly presented modern house, in 'show home' condition, 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 south facing 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 29 can be found on the right hand side.

ENTRANCE HALLWAY

Warm welcoming hallway. Staircase leading to first floor.

LOUNGE

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

Spacious room with double doors to:

DINING KITCHEN

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

Superbly fitted modern kitchen good range of wall and base units with contrasting worktops incorporating stainless steel sink unit, integral fridge/freezer, Siemens ceramic hob with stainless steel cooker hood above, Siemens double oven and grill. Ceramic tiled flooring. Downlighters. 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 incorporating sink unit, plumbing for washing machine and dishwasher, new tumble dryer. Tiled flooring. Wall mounted gas central heating boiler. Door to outside.

INTEGRAL GARAGE

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

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)

Good sized double bedroom. Pleasant views overlooking rear garden.

EN-SUITE SHOWER ROOM

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

Quality fitted with large walk-in shower, w.c., wash hand basin in fitted unit, chrome ladder style heated towel rail. Tiled floor. Xpelair.

BEDROOM 2

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

Spacious double bedroom with built-in wardrobes. Front aspect.

BEDROOM 3

13' 0" x 8' 10" (3.96m x 2.69m)

Rear aspect. Bright double bedroom.

BEDROOM 4

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

Single bedroom. Pleasant rear garden aspect.

BATHROOM

Quality fitted with modern white suite comprising panelled bath with shower over, w.c., wash hand basin in fitted unit, tiled splashbacks, Xpelair.

OUTSIDE

South facing rear garden mainly laid to lawn with patio area (in the process of being professionally landscaped). Driveway to front, parking for 2 cars and open plan lawned area.

SERVICES

Mains water, drainage and electricity. Gas central heating. UPVC double glazing. The property has been professionally decorated throughout and newly carpeted.

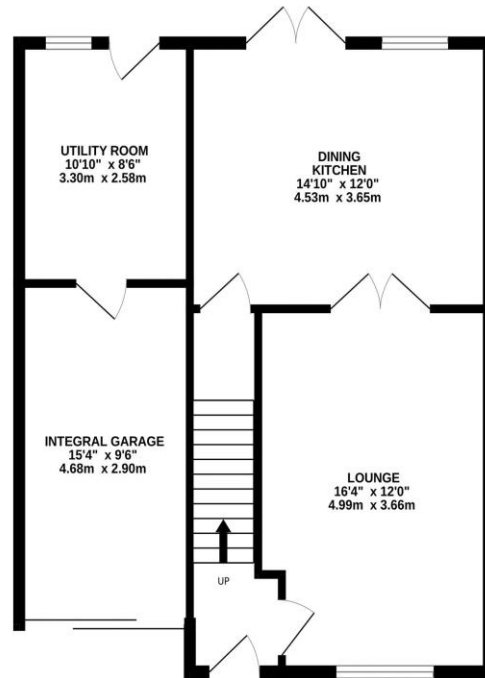
POSSESSION

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.

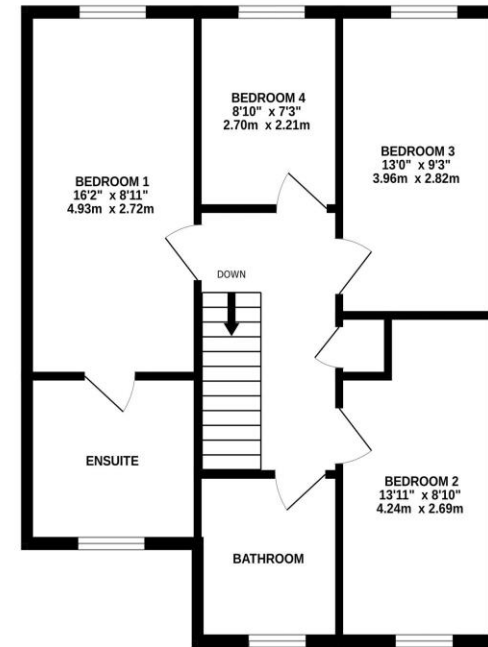




GROUND FLOOR



1ST FLOOR



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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.