



www.chrystals.co.im

41 Cronk Cullyn, Colby, IM9 4PS
Asking Price £330,000

41 Cronk Cullyn, Colby, IM9 4PS

Asking Price £330,000

Modern semi-detached true bungalow situated on a quiet, sought-after development, within walking distance of the local shop and bus routes. The light and airy accommodation comprises modern breakfast kitchen, lounge/dining, 2 double bedrooms and bathroom. The enclosed rear garden is laid to lawn with paved patio area. Allocated off-road parking space. No onward chain.



LOCATION

Travelling from Port Erin to Colby on the A7, continue past the Colby Glen and proceed ahead for approximately a quarter of a mile and take the 2nd left into Cronk Y Thatcher. Continue ahead and bear left at the end of the road into Cronk Cullyn. Follow the road through to the end where number 41 can be found on the left hand side.

ENTRANCE HALL

Generous hallway with store cupboard and airing cupboard. Access to loft via ladder.

BEDROOM 2

12' 0" x 7' 2" (3.65m x 2.18m)

Mirrored built-in wardrobes.

BEDROOM 1

11' 11" x 10' 6" (3.63m x 3.20m)

Mirrored built-in wardrobes.

BATHROOM

Modern suite comprising bath with shower over, w.c., wash hand basin. Xpelair.

LOUNGE/DINING

17' 3" x 10' 10" (5.25m x 3.30m)

Lovely light and airy room. Patio doors leading to rear garden. Arch to:

BREAKFAST KITCHEN

12' 2" x 11' 0" (3.71m x 3.35m)

Spacious kitchen fitted with a modern range of wall and base units with contrasting worktops,

incorporating integral electric oven, hob with extractor fan, fridge/freezer, washing machine and dishwasher. Door leading to rear garden.

OUTSIDE

Enclosed, fenced rear garden laid to lawn with patio area. Shed. Allocated off-road parking space to side.

SERVICES

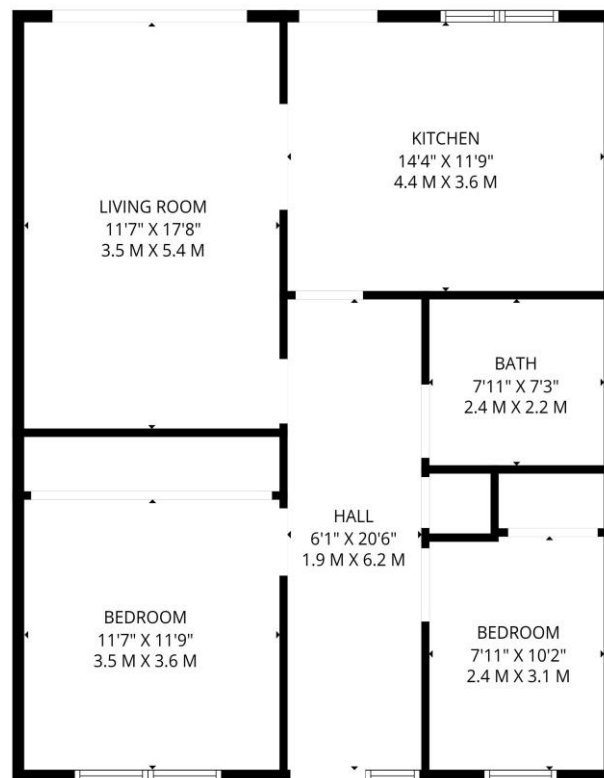
Mains water, drainage and electricity. Gas central heating. uPVC glazing throughout.

POSSESSION

Vacant possession on completion of purchase. Freehold. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.







TOTAL: 855 sq. ft, 79 m2
 1st floor: 855 sq. ft, 79 m2
 EXCLUDED AREAS: WALLS: 60 sq. ft, 6 m2

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

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.