

4 Ballabridson Park, Ballasalla - IM9 2ES

Isle Of Man

Offers in Region of £569,000



4 Ballabridson Park

Ballasalla, Isle Of Man

Langness View is within walking distance of Ballasalla village amenities, including shops, a pharmacy, cafés, the doctors' surgery and bus stops. From the airport, travel towards Ballasalla and turn right at the roundabout by The Whitestone towards Douglas. Ballabridson Park is the second turning on the right. Langness View, number 4, is the first property, clearly named and numbered. W3W: assemble.determination.blank

- Substantial modernised detached bungalow with distant sea views
- Three double bedrooms, including one with en-suite facilities
- Light lounge, dining room and glass-roofed Everest conservatory
- Contemporary kitchen with appliances and separate utility room
- Family bathroom with bath and large walk-in shower
- Recently installed Worcester boiler and Everest double glazing
- Quality wooden internal doors and Amtico flooring
- Private wraparound gardens with patio and greenhouse
- Large garage and paved driveway parking for at least three vehicles
- Within walking distance of Ballasalla village amenities and bus stops









4 Ballabridson Park

Ballasalla, Isle Of Man

Langness View is a substantial detached bungalow with three double bedrooms, flexible living space and distant sea views, set within well-kept wraparound gardens in Ballasalla. Modernised by the current owners, it combines comfortable single-level accommodation with village amenities and bus stops within walking distance.

The light-filled lounge enjoys distant sea views and features a shelved alcove and a separate recess with a wooden mantel, suitable for an electric fire. A contemporary kitchen with appliances is complemented by a dining room, utility room and an Everest conservatory with a glass roof, overlooking the rear garden. Amtico flooring runs through the kitchen, dining room and conservatory.

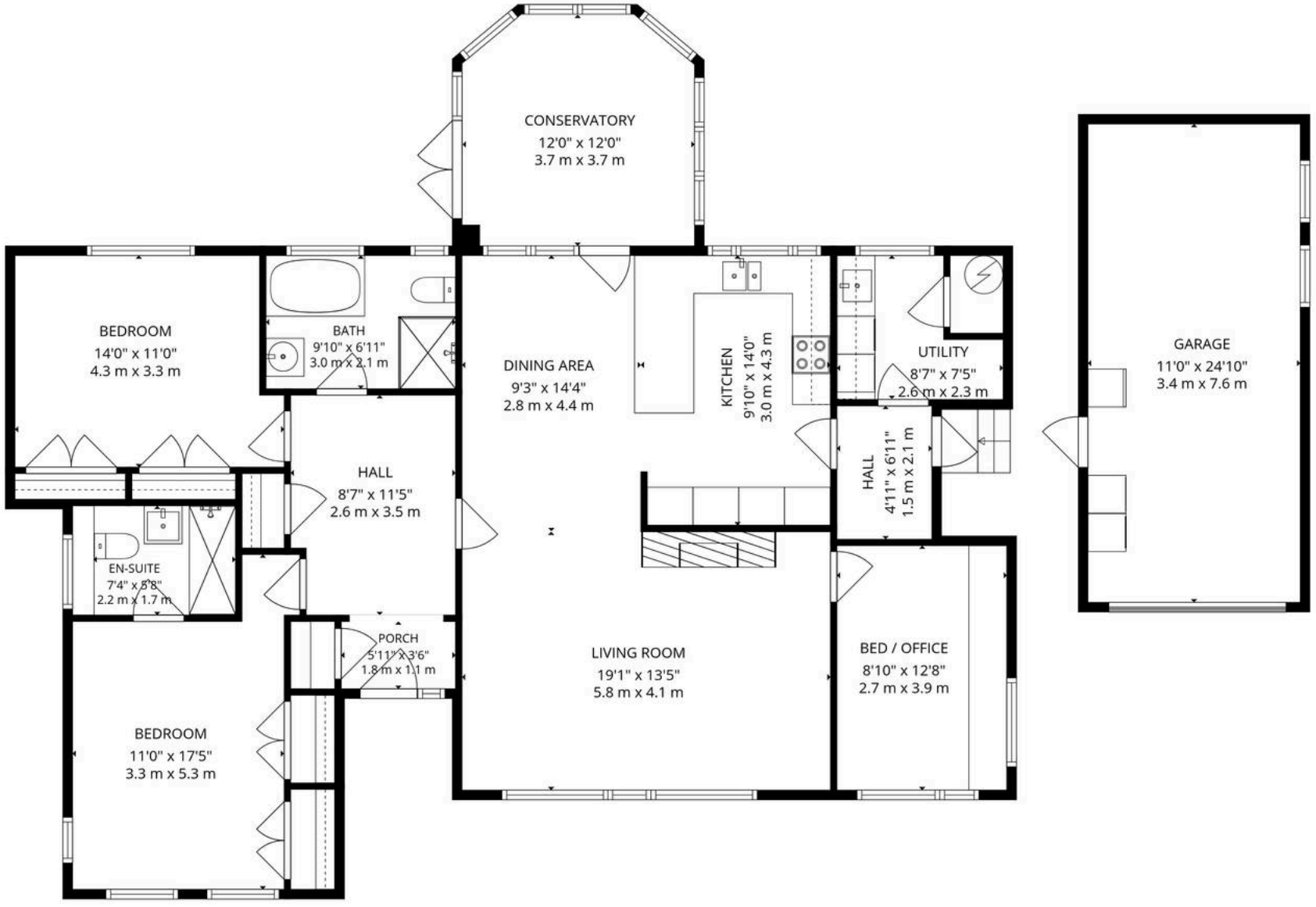
There are three double bedrooms, including one with en-suite facilities, together with a family bathroom fitted with a bath and a large walk-in shower. The third bedroom could also serve as a study, offering flexibility for working from home. Front and rear porches provide additional storage, with fitted shelving and a hall cloaks cupboard.

Improvements include a recently installed Worcester boiler, quality wooden internal doors and Everest double glazing throughout, including the patio doors and conservatory.

Outside, the private wraparound gardens include a patio and greenhouse, with space to relax, entertain and enjoy the surroundings. A large garage and paved driveway provide practical storage and off-road parking for at least three vehicles.

Viewing is recommended to appreciate the layout, presentation and setting of this well-appointed bungalow.





Total: 1454 sq. Ft, 135 m2

Ground Floor: 1454 sq. Ft, 135 m2

Excluded Areas: Porch: 21 sq. Ft, 2 M2, Garage: 273 sq. Ft, 25 M2, Utility: 51 sq. Ft, 5 M2, Walls: 147 sq. Ft, 13 m2

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



Partners (Isle of Man) Limited

64 Duke Street, Douglas, Isle Of Man - IM1 2AR

01624 777044 · hello@partners.co.im · partners.co.im

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