



www.chrystals.co.im

70 Cronk Cullyn, Colby, IM9 4PS
Asking Price £510,000

70 Cronk Cullyn, Colby, IM9 4PS

Asking Price £510,000

Modern detached 4 bedroomed house situated on a quiet sought after development built around a village green, in the catchment area for Arbory School and just a short walk from the village amenities. Comprising lounge, bright and airy contemporary open plan dining kitchen, utility room, cloakroom, integral garage, 4 bedrooms, en-suite shower room and bathroom. Outside is an enclosed garden laid to lawn with patio area for alfresco dining. No onward chain.



LOCATION

Travelling from Port Erin to Colby on the A7, continue past the Colby Glen and turn second left into Cronk Y Thatcher. Proceed ahead into Cronk Cullyn, bear left and continue into new development. Turn third left and number 70 is on the right hand side.

HALL

Stairs leading to first floor. Under stairs storage cupboard

CLOAKROOM

Modern white suite, comprising wash hand basin and w.c. Tiled floor.

LIVING ROOM

12' 8" x 14' 4" (3.86m x 4.37m)

Spacious bright and airy room, French doors leading to:

DINING AREA

15' 11" x 10' 8" (4.85m x 3.25m)

Bi-fold doors leading to rear garden.

KITCHEN

10' 0" x 8' 5" (3.05m x 2.56m)

Good range of contemporary white wall and base units with contrasting worktops incorporating electric double oven, hob, cooker hood, fridge/freezer, dishwasher. Breakfast bar. Downlighters. Laminate flooring.

UTILITY

9' 8" x 5' 9" (2.94m x 1.75m)

Base unit with contrasting worktop. Stainless steel sink unit. Plumbed for washing machine, space for dryer. Door to outside. Door to:

INTEGRAL GARAGE

9' 6" x 16' 11" (2.89m x 5.15m)

Single garage.

FIRST FLOOR

LANDING

BEDROOM 1

12' 8" x 13' 5" (3.86m x 4.09m)

Front aspect. Built-in wardrobes.

EN-SUITE SHOWER ROOM

7' 10" x 10' 3" (2.39m x 3.12m)

Large enclosed shower, wash hand basin in unit. w.c.. Tiled floor. Ladder style heated towel rail.

BEDROOM 2

9' 8" x 18' 3" (2.94m x 5.56m)

Front aspect. Built-in wardrobe.

BEDROOM 3

8' 10" x 11' 0" (2.69m x 3.35m)

Rear aspect. Built-in wardrobes.

BATHROOM

7' 5" x 7' 2" (2.26m x 2.18m)

Contemporary white suite comprising bath, wash hand basin in unit, w.c. Tiled walls and floor.

BEDROOM 4

8' 9" x 11' 7" (2.66m x 3.53m)

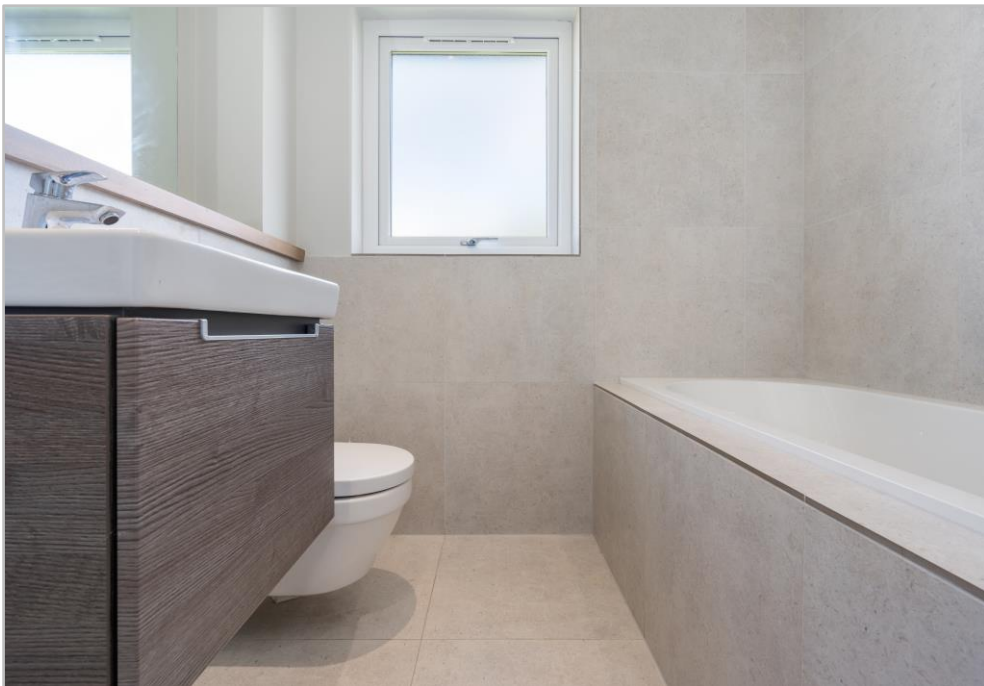
Rear aspect. Built-in wardrobe.

SERVICES

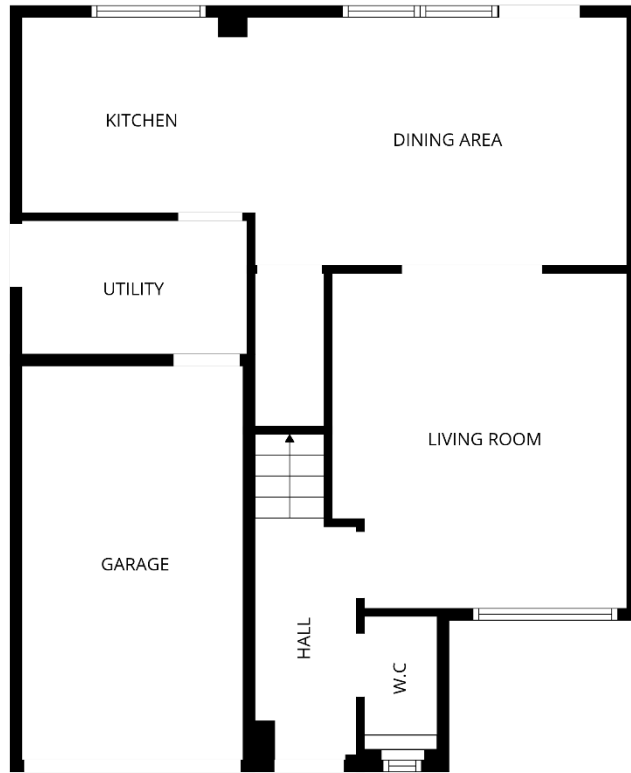
Mains water, drainage and electricity. Gas fired Nest system central heating. uPVC double glazing throughout.

POSSESSION

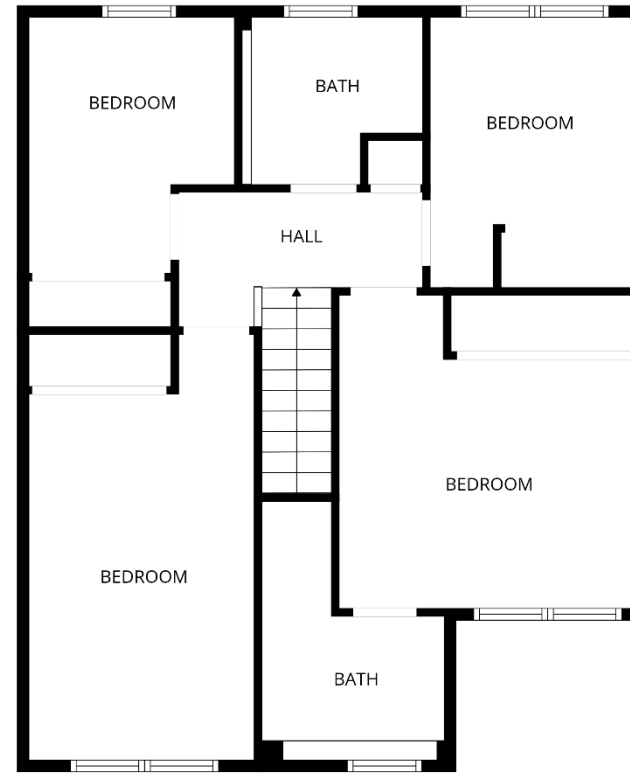
Freehold. Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct 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.







1ST FLOOR



2ND FLOOR



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

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