



www.chrystals.co.im

20 South Barrule Avenue, Ballakilley, Port Erin, IM9 6DT
Asking Price £450,000

20 South Barrule Avenue, Ballakilly, Port Erin, IM9 6DT

Asking Price £450,000

Attractive modern 'Keppel' style semi-detached house, set in a sought-after development conveniently placed for Port Erin village, beach, school and local amenities. The spacious accommodation comprises lounge, contemporary dining kitchen, cloakroom, utility room, integral garage, 3 bedrooms and bathroom. Rear garden laid to lawn, with open plan garden to the front with driveway and parking.



LOCATION

Travelling out of Port Erin along Castletown Road proceed to Four Roads roundabout and take the first exit. Take the second left into Ballakilley and go straight ahead to the mini roundabout. Turn left, then take the second right into South Barrule Avenue where number 20 can be found along on the right hand side.

ENTRANCE HALLWAY

Spacious hallway with understairs storage cupboard and cloaks cupboard. Staircase leading to first floor.

CLOAKROOM

Fitted white modern suite comprising wash hand basin and w.c. Tiled floor.

LOUNGE

16' 7" x 12' 6" (5.05m x 3.81m)

Bright, airy room with feature bay window.

DINING KITCHEN

20' 3" x 12' 4" (6.17m x 3.76m)

Modern kitchen with an excellent range of white wall and base units with contrasting worktops incorporating electric oven, hob, stainless steel cooker hood, sink unit, dishwasher. Space for fridge/freezer. Tiled floor. French doors to rear garden.

UTILITY ROOM

9' 11" x 9' 8" (3.02m x 2.94m)

Base unit with contrasting worktop, stainless steel sink unit, plumbing for washing machine, space for dryer. Xpelair. Door to outside.

INTEGRAL GARAGE

17' 3" x 8' 11" (5.25m x 2.72m)

Gas central heating boiler. Loft access.

FIRST FLOOR

LANDING

Built-in airing cupboard. Loft access.

BEDROOM 1

13' 4" x 11' 5" (4.06m x 3.48m)

Front aspect. Spacious double. Built-in wardrobes

BATHROOM

Contemporary white suite comprising bath with shower over, w.c., wash hand basin, downlighters, tiled walls and floor. Xpelair.

BEDROOM 2

9' 4" x 9' 1" (2.84m x 2.77m)

Built in wardrobes.

BEDROOM 3

9' 8" x 8' 10" (2.94m x 2.69m)

Built in wardrobes. Loft access.

OUTSIDE

Rear garden laid to lawn with patio area. Block paved driveway to front. Parking for 2 cars.

SERVICES

Gas central heating. uPVC double glazing. Remainder of 10 year NHBC warranty.

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.







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

Directors: 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.