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25 Ballanawin, Douglas, IM4 4NS  
**Asking Price £349,950**

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Nestled in the sought-after residential development of Ballanawin, Strang, this attractive modern detached home presents an excellent opportunity for families and professionals alike seeking well-presented accommodation in a convenient location. Ideally situated within easy reach of a bus route, local village shop, children's play park and picturesque countryside walks, the property combines modern living with a peaceful community setting. The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a stylish open-plan kitchen with adjoining family dining area and patio doors opening onto the rear garden. The spacious reception room is flooded with natural light and features an attractive fireplace, creating a warm and inviting living space. There are three bedrooms, including a generous principal bedroom, a second double bedroom and a third single bedroom currently utilised as a home office. A contemporary



## LOCATION

From the Village shop in Union Mills proceed up Strang Road. After approximately half a mile the turning for Ballanawin will be found on your right hand side. Continue into Ballanawin and the property can be located by our For Sale Board on the left hand side.

## ENTRANCE

## LIVING ROOM

14' 1" x 14' 5" (4.3m x 4.4m)

## KITCHEN

10' 2" x 10' 2" (3.1m x 3.1m)

## DINING AREA

7' 7" x 10' 2" (2.3m x 3.1m)

## FIRST FLOOR

## FRONT BEDROOM

10' 6" x 12' 10" (3.2m x 3.9m)

## FRONT BEDROOM

8' 6" x 10' 10" (2.6m x 3.3m)

## REAR BEDROOM

10' 6" x 11' 10" (3.2m x 3.6m)

## BATHROOM

7' 10" x 5' 11" (2.4m x 1.8m)

## ATTACHED SINGLE GARAGE

9' 2" x 17' 5" (2.8m x 5.3m)

## OUTSIDE

Concrete driveway for off road parking. Large lawn to front. Rear garden with paved area and large lawn. Oil tank.

## SERVICES

All services connected. Oil central heating.

## VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## POSSESSION

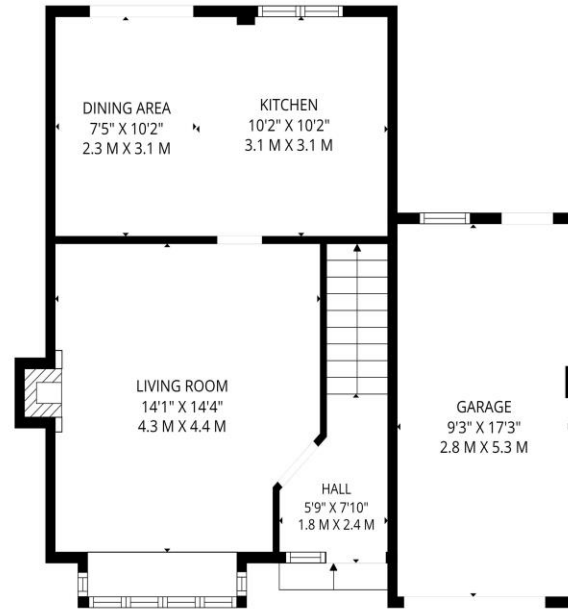
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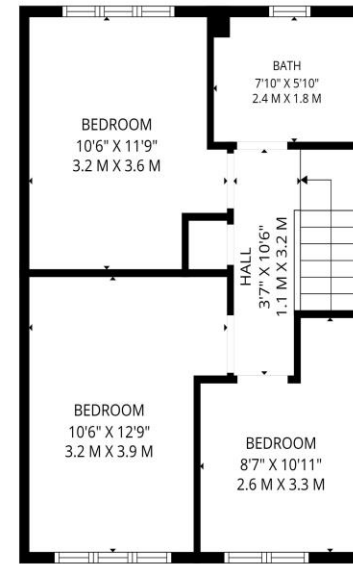








1ST FLOOR



2ND FLOOR

**TOTAL: 903 sq. ft, 84 m2**

1st floor: 465 sq. ft, 43 m2, 2nd floor: 438 sq. ft, 41 m2

EXCLUDED AREAS: GARAGE: 160 sq. ft, 15 m2, FIREPLACE: 5 sq. ft, 0 m2, WALLS: 106 sq. ft, 10 m2



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

Since 1854



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