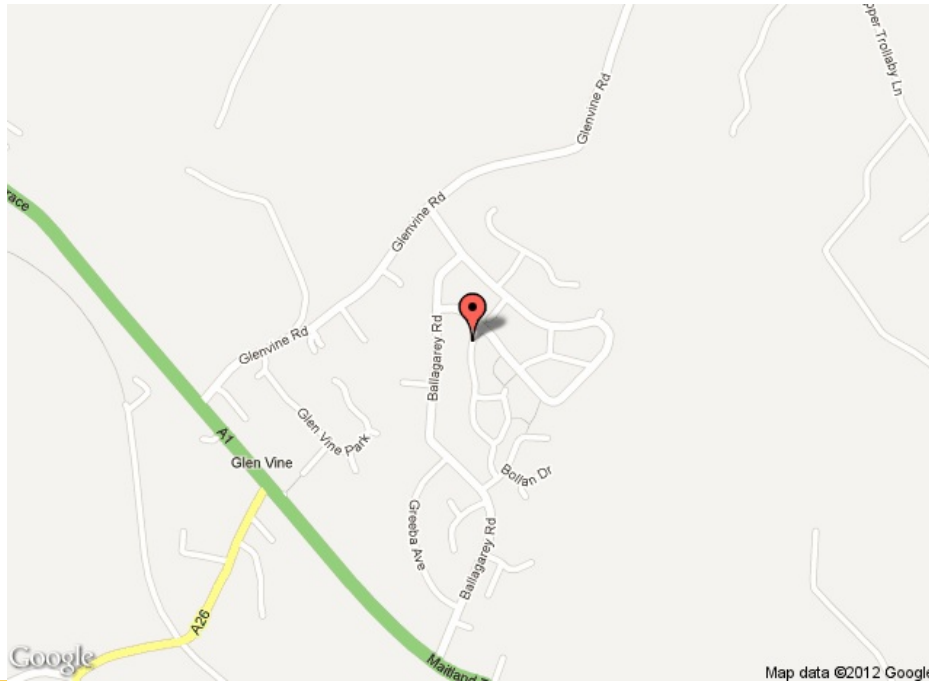


**MAP VIEW**



**GALLERY**



## PROPERTY INFORMATION

Asking Price: **£415,000** Status: **For Sale**

Area:	Glen Vine, Isle of Man
Property Type:	Bungalow
Schools:	<a href="#">View nearby schools</a>
Bedrooms:	4
Bath/Shower Rooms:	2
Receptions:	2
Garage/Parking:	Parking and garage
Garden:	Yes
Garden Size:	Good sized gardens
Tenure:	Freehold
Rates:	£723
Rateable Value:	£180
Property Reference:	DR6809

An immaculately presented modern detached bungalow situated in a highly sought after development offering generously proportioned accommodation. The rear, sunny garden and conservatory enjoy privacy. The village of Glen Vine is centrally located and is only a few minutes drive from Douglas Town Centre. A personal inspection is strongly recommended.

### Inside:

#### ENTRANCE DOOR

HALL with built-in storage cupboard and light and cloaks cupboard. Cloakroom with WC and wash hand basin. Slingsby ladder to part floored roof space and light.

SPACIOUS LOUNGE 15' 6 x 13' 7 (4.72m x 4.14m) Attractive fireplace with wood surround marble hearth. Coal electric fire. Double doors to:

CONSERVATORY 13' 2 x 9' 8 (4.01m x 2.95m) Laminate flooring. Blind. UPVC Double Glazed. UPVC Double Glazed door to Garden.

SITTING/DINING ROOM/BEDROOM 4 12' 8 x 12' 7 (3.86m x 3.84m) Blind.

KITCHEN/BREAKFAST ROOM 15' 4 x 10' 6 (4.67m x 3.20m) with newly fitted light oak wall and base units including 1 1/2 bowl sink with mixer tap. Siemens gas hob. AEG double oven. Concealed lighting. Siemens stainless steel extractor with Siemens integrated dishwasher and fridge. Door to:

UTILITY ROOM 8' 6 x 6' 2 (2.59m x 1.88m) Integrated Siemens Fridge Freezer. Plumbed for washing machine. Single drainer stainless steel sink unit. Wall and base cupboards. Space and vented for tumble dryer. Door to garden and garage.

BEDROOM 1 15' 0 x 12' 3 (4.57m x 3.73m) Fitted good range of Beech wardrobes with enclosed television cupboards and drawers. Blind.

BEDROOM 2 11' 3 x 11' 8 (3.43m x 3.56m) Blind.

BEDROOM 3/STUDY 11' 4 x 8' 0 (3.45m x 2.44m)

SHOWER/WET ROOM 9' 3 x 5' 8 (2.82m x 1.73m) Fully tiled. Large walk-in shower/screen with Mira attachment. White pedestal wash hand basin and WC. Shaver point.

BATHROOM 9' 4 x 6' 2 (2.84m x 1.88m) Fully tiled white panelled bath with shower attachment. WC and pedestal wash hand basin. Built-in storage cupboard. Shaver point.

To include carpets, light fittings and blinds.

### Outside:

GARAGE 18' 7 x 9' 7 (5.66m x 2.92m) Up and over electrically operated door. Gas central heating boiler. Power/light.

Paved driveway. Front garden in lawn. The sunny rear offers a private and sheltered established garden with numerous shrubs and lawn. Outside tap and power.

## CONTACT CHRYSALS DOUGLAS



+44(0) 1624 623778

**Structure and Condition:**

Built of modern construction with cement render and painted finish under a pitched tiled roof. Cavity base UPVC Double Glazed windows. Front elevation relieved by brickwork. Recently fitted new kitchen. The property is in excellent order throughout.

**Directions:**

From Quarterbridge, head west to Glen Vine village, at the traffic signals turn right into Ballagarey Road. Follow the road around and turn into Alexander Road, turn left onto Queen Margaret Way where the property can be found on the left hand side.

**Services:**

Mains water, electricity and drainage installed. Gas-fired central heating.

**Possession Details:**

Vacant possession on completion.

**Additional Details:**

Viewing is strictly by appointment through CHRYSTALS

Please inform us if you are unable to keep appointments.

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