





## PROPERTY INFORMATION

Asking Price: **£259,950** Status: **Reduced for Quick Sale**

Area:	Ramsey, Isle of Man
Property Type:	Bungalow
Schools:	<a href="#">View nearby schools</a>
Bedrooms:	3
Bath/Shower Rooms:	1
Receptions:	1
Garage/Parking:	Single Garage and parking for 3-4 cars
Garden:	Yes
Garden Size:	small front garden and large private rear garden in lawn
Tenure:	Freehold
Rates:	£1083.35
Rateable Value:	£176
Property Reference:	R7187

A Detached Bungalow in quiet cul de sac in South Ramsey in convenient location close to woodland walks, beach, etc. Accommodation comprises: L shaped Lounge/Dining Room, Kitchen, Large Utility/Play Room, Conservatory, 3 Bedrooms and Bathroom. Gas central heating. UPVC Double glazed. Large south west facing rear garden.

### Inside:

VESTIBULE

## CONTACT CHRYSALS RAMSEY



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HALL: Radiator. 2 power points.

L SHAPED LOUNGE: 14' 0 x 14' 0 (4.27m x 4.27m) Double aspect. Fireplace with tiled hearth. Radiator. Power points.

KITCHEN: 11' 8 x 11' 10 (3.56m x 3.61m) Wall and base units, cupboards and drawers. Single drainer stainless steel 1½ bowl sink unit with mixer tap. Plumbed for dish washer. Gas cooker. Alpha gas combi central heating boiler.

UTILITY/PLAY ROOM: Wood effect floor. Plumbed for washing machine. 2 Radiator. Velux roof light. 2 windows. 2 power points. Back door into Conservatory.

BEDROOM: 8' 9 x 10' 6 (2.67m x 3.20m) max. Radiator. Built-in wardrobe with shelves and hanging.

BEDROOM: 10' 3 x 12' 0 (3.12m x 3.66m) Radiator. 1 power point. Storage.

BEDROOM: 9' 6 x 9' 6 (2.90m x 2.90m) Radiator. Power points.

BATHROOM: Three piece suite comprising panelled bath with mixer tap and shower attachment. Chrome ladder radiator. W.C. and wash basin with cupboard under. Corner curved shower. Fully tiled walls. Tiled effect floor. 5 down lights. Mirror. Medicine cabinet. Shaver point.

CONSERVATORY: 15' 6 x 8' 0 (4.72m x 2.44m) West facing. Sliding door to garden. Radiator.

SMALL CONSERVATORY: 9' 6 x 9' 0 (2.90m x 2.74m) Door to garage.

### Outside:

Small front garden. Parking for 3-4 cars.

SINGLE GARAGE: 17'3 x 9'. Up and over door. Power and light.

Large rear garden in lawn. Patio area. South west facing.

### Structure and Condition:

Cavity built, rendered and dashed under tiled roof. UPVC double glazed.

### Directions:

From Parliament Square drive South along Queens Pier Road pass the Bus Station and continue up May Hill. Just before the start to the Mountain Road turn left into Lheaney Road then next right into Killeaba Mount and the property is along on the right.

### Services:

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

### Possession Details:

Vacant possession on completion.

### Additional Details:

Viewing is strictly by appointment through CRYSTALS

Please inform us if you are unable to keep appointments.

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