



3 Ballagorry Heights, Maughold, Isle Of Man, IM7 1HS  
Asking Price £535,000

- Peacefully tucked away at the top of a quiet cul-de-sac in the sought-after Glen Mona location
- Four generous bedrooms with convenient Jack and Jill shower room arrangement
- Spacious, flexible living ideal for growing families, home working, or multi-purpose rooms
- Tiered garden with elevated decking – a fantastic space for summer evenings and outdoor entertaining
- Sociable open-flow living spaces perfect for entertaining and everyday family life



#### 3 Ballagorry Heights, Glen Mona

Situated in a quiet cul-de-sac and tucked away at the top of Ballagorry Heights, this impressive double fronted detached executive home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor provides a welcoming and well-balanced layout. A large living room sits to the rear of the property and opens through to an additional reception room positioned just off the kitchen/dining area, creating a sociable space that works well for both everyday living and entertaining. To the front of the property there is a separate study, which could equally be used as a fifth bedroom if required. The ground floor is further complemented by a convenient WC, a separate utility room, and internal access to the integral garage.

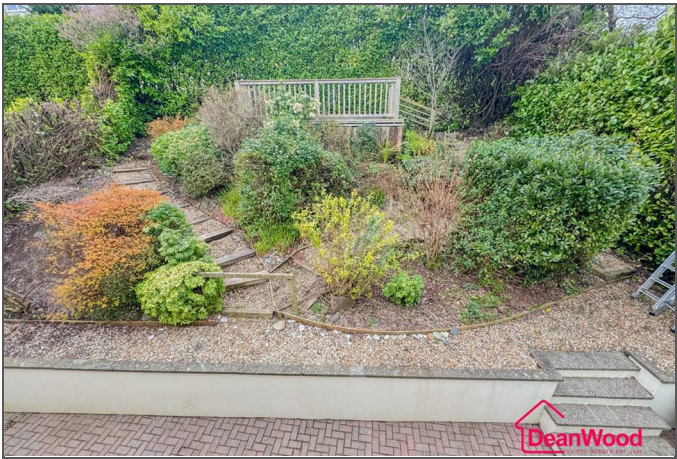
Upstairs, the property offers four well-proportioned bedrooms. The primary bedroom and the second bedroom benefit from a Jack and Jill shower room, while a separate family bathroom serves the remaining two bedrooms.

Externally, the property continues to impress. The rear garden is arranged over tiers and offers a decking area at the top – a fantastic space to create something special for outdoor entertaining and enjoying the summer months. To the front of the property there is a pleasant lawned garden and a driveway providing off-road parking.

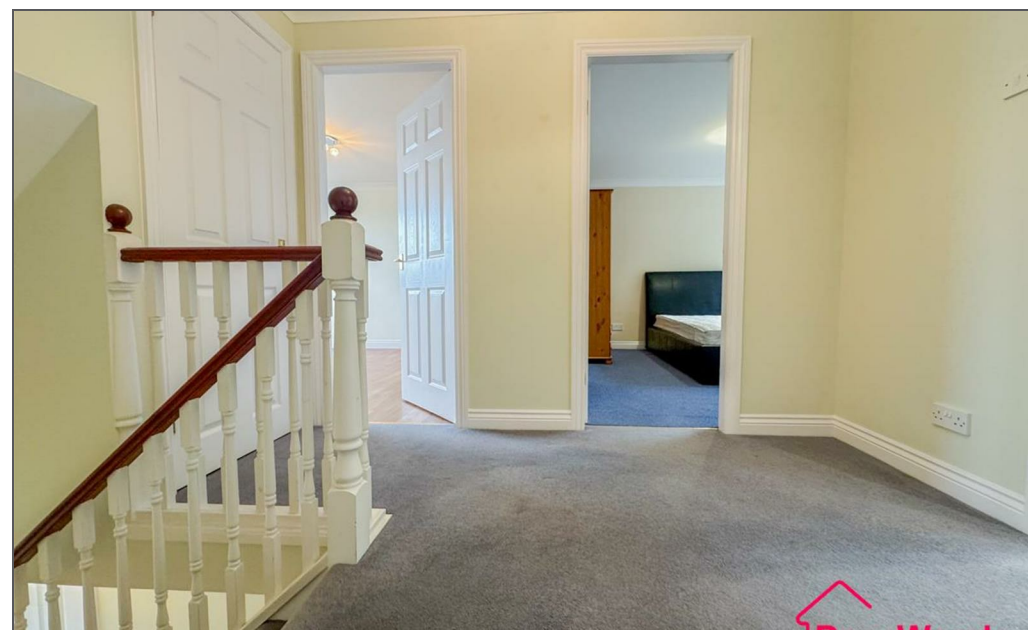
A superb family home in a peaceful and desirable location.







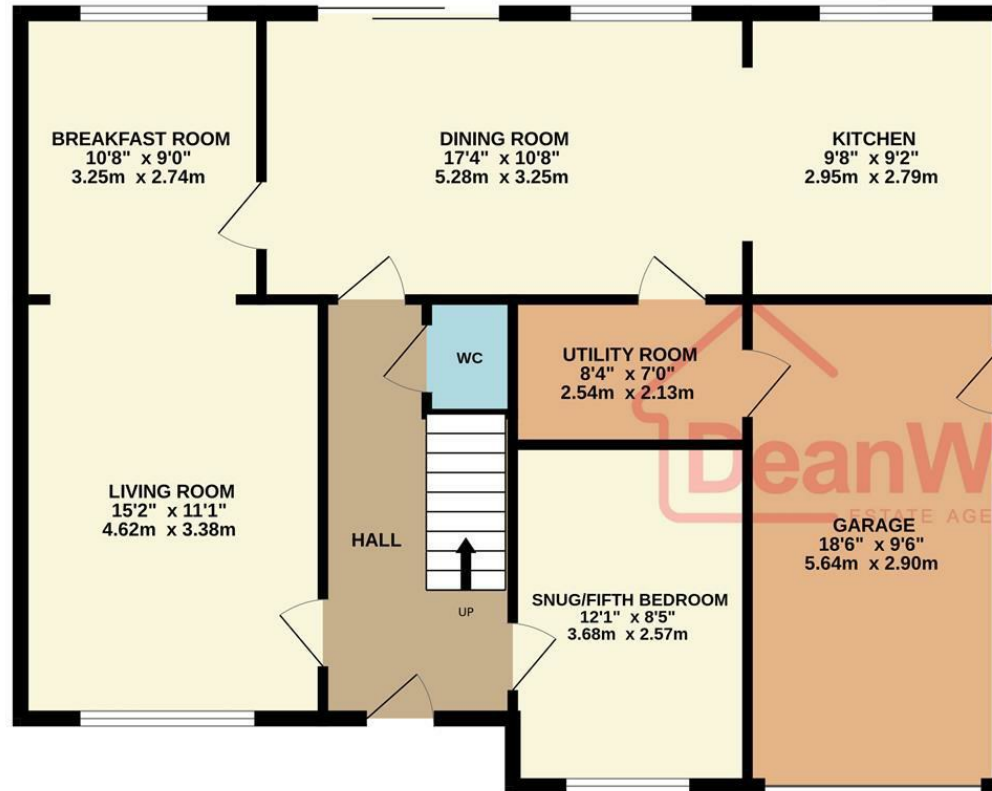




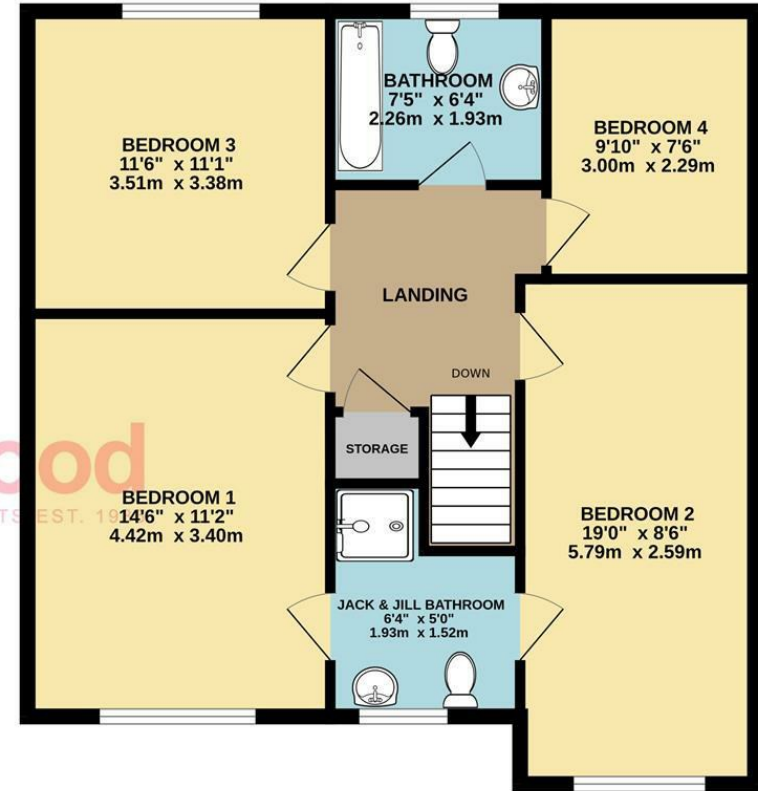




GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.5 sq.m.) approx.

Not to scale-for identification purposes only  
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