



ASKING PRICE

£489,950

THE DETAILS

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5 Moaney Quill Close
Lonan
£489,950

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

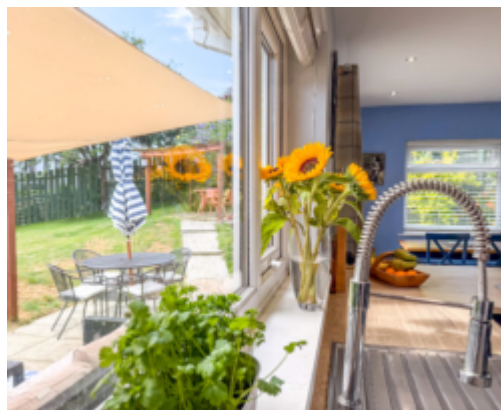
PROPERTY DETAILS FOR
5 Moaney Quill Close, Lonan



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THE DESCRIPTION

- Detached secluded bungalow situated within a private cul-de-sac in Laxey
- Large Lounge, spacious contemporary fitted Kitchen/Diner
- Separate Utility Room
- 3 Bedrooms, 1 Bathroom
- Double Garage
- Off-street parking for up to four vehicles
- Mature landscaped surrounding gardens
- Oil-fired central heating, uPVC double glazing throughout
- Within easy walking distance of Laxey Beach, local amenities, nearby glens and plantation walks and close to local bus routes

THE PROPERTY

Black Grace Cowley are delighted to bring 5 Moaney Quill Close to the market. This detached three-bedroom true bungalow occupies an excellent-sized plot within a private cul-de-sac where properties rarely become available.

The property benefits from off-street parking to the front for up to four vehicles, together with a double garage featuring a roller door, a uPVC double-glazed side access door to the garden, and a double-glazed window providing natural light. An ornate wrought iron gate with an archway leads through to the attractive front garden, which is mainly laid to lawn with a pathway leading to the entrance.

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The property is entered via a recently fitted composite front door into a welcoming vestibule, which opens into an L-shaped entrance hall. Off the vestibule is access to the spacious lounge, featuring four uPVC double-glazed windows providing dual-aspect natural light, together with a feature log burner. A doorway leads through to the kitchen/diner, which can also be accessed directly from the entrance hall. The recently modernised kitchen/diner has been beautifully updated by the current owners and offers a stylish range of grey wall and base units with wood-effect worktops. Integrated appliances include a dishwasher, double oven and induction ceramic hob, together with a stainless steel sink and drainer. A breakfast bar provides informal dining, while there is ample space for a family dining table, complete with a built-in bench seating area. Two uPVC double-glazed windows overlook the rear garden, whilst French patio doors provide direct access onto the patio and gardens. The oil-fired central heating boiler is neatly housed within a built-in storage cupboard. Leading off the kitchen is a generously sized utility room, enjoying dual-aspect double-glazed windows and a double-glazed door giving access to the rear courtyard. There is space and plumbing for both a washing machine and tumble dryer, and the room also functions perfectly as a boot room.

Continuing along the entrance hall are the three bedrooms. The principal bedroom is situated to the rear of the property and overlooks the rear garden. Bedroom two enjoys views over the side garden, while bedroom three is a generous single or small double room overlooking the front garden. Also off the entrance hall is a large walk-in storage cupboard. Completing the internal accommodation is the family bathroom, fitted with a P-shaped panelled bath with shower over, pedestal wash hand basin and WC.

Externally, the gardens are a particular feature of the property. To the side are raised vegetable beds enclosed by a timber picket fence, with access from the driveway. This area continues around to the rear courtyard, where there is currently a polytunnel together with additional raised fruit and vegetable beds. A further timber gate leads through to the principal rear garden, which can also be accessed directly from the kitchen/diner. Immediately to the rear of the property is a generous patio area, ideal for outdoor entertaining. The remainder of the garden is mainly laid to lawn, with a raised pergola-style seating area positioned at the far end. Timber fencing and mature hedging surround the gardens, providing an excellent degree of privacy and seclusion.



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The property is conveniently located within a five-minute walk of local bus routes and just a short stroll from Laxey Beach and its range of amenities, including The Shore, The Shed and Mona Lisa. Douglas town centre is approximately a 15-minute drive away, while Ramsey can be reached in around 15 to 20 minutes.

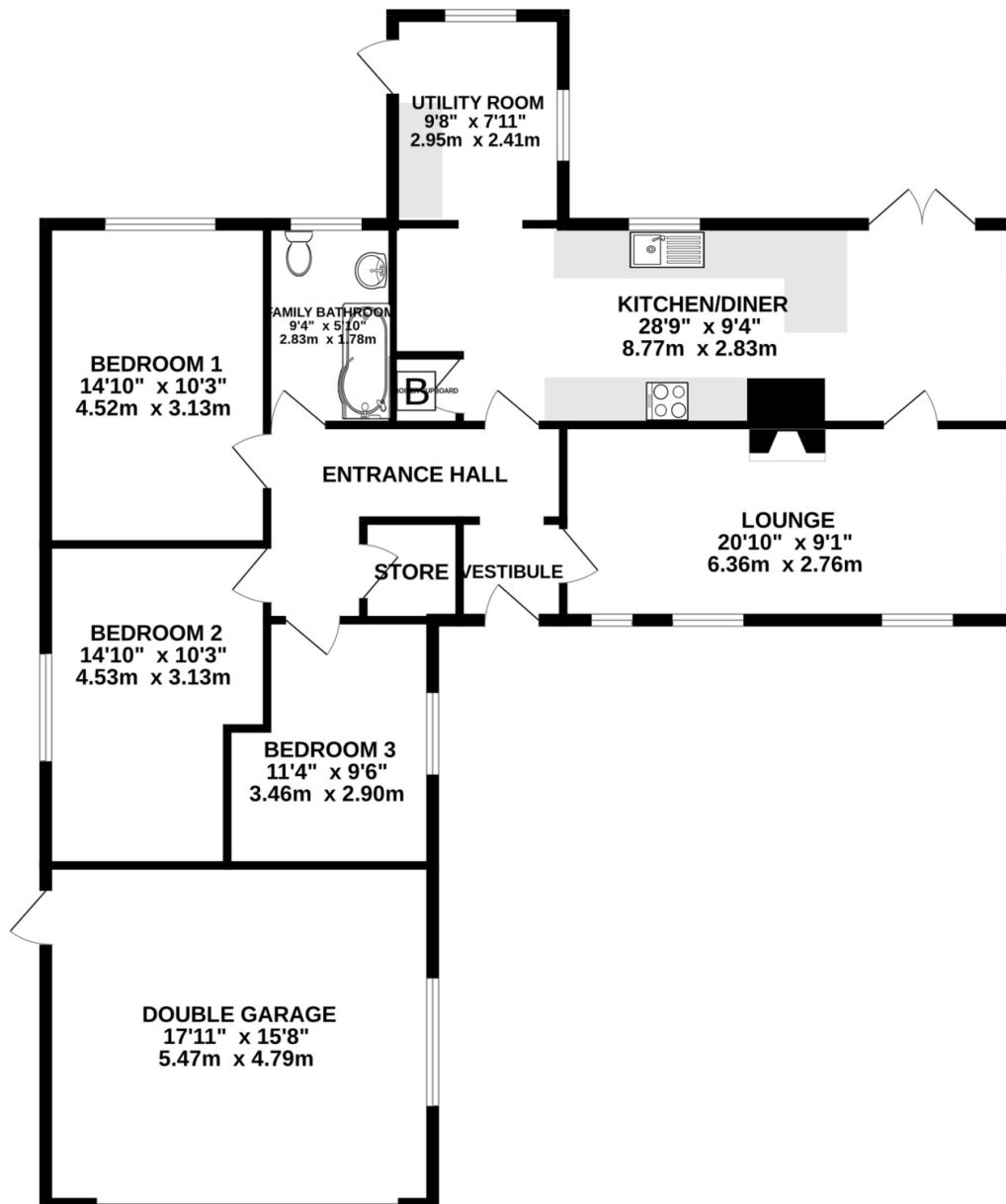
To fully appreciate the privacy, generous plot, true bungalow accommodation and highly sought-after cul-de-sac location, viewing is highly recommended. Please contact Black Grace Cowley today to arrange your viewing.

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FLOORPLAN

GROUND FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SITE PLAN





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