



18 St. Runius Way, Glen Vine, IM4 4FG

Well-presented detached 4 bedroom home located in a sought-after position within Glen Vine, only a short distance from Marown Primary School. The property benefits from attractive lawned front & rear gardens, an attached single garage & driveway.

£559,950

Property Overview

Property Type	Detached
Receptions	3
Bedrooms	4
Bathrooms	1
En-Suites	1

Property Details

Property Type	Detached	Cloakroom	1
Receptions	3	Heating	Gas Fired Central Heating
Bedrooms	4	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Lawned
En-Suites	1	Rear Garden	Lawned
		Garage	Attached Single



Leah Drinkwater

Sales Negotiator

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Property Description

Accommodation

Ground Floor

- Entrance Hallway (approx. 6'0 x 3'9 & 6'3 x 3'5): Fitted with an Everest security front door.
- Downstairs W.C. (approx. 6'5 x 3'0)
- Lounge (approx. 15'4 x 14'7)
- Dining Room (approx. 9'9 x 9'8)
- Sun Room (approx. 10'8 x 9'5)
- Breakfast Kitchen (approx. 9'7 x 9'1 & 9'9 x 7'4)
- Utility Room (approx. 9'3 x 5'1)

First Floor

- Landing (approx. 9'9 x 9'3)
- Bedroom 1 (approx. 13'3 x 10'9)
- En-Suite Shower Room (approx. 7'8 x 5'11)
- Bedroom 2 (approx. 11'1 x 10'9)
- Bedroom 3 (approx. 12'10 x 9'3)
- Bedroom 4 (approx. 10'4 x 9'1)
- Family Bathroom (approx. 7'1 x 7'0)

Outside

To the front of the property there is an attractive lawned area with multiple mature shrubs. Block paved driveway providing off road parking for two vehicles and access to the single garage. Gated access to one side.

To the rear of the property there is a patio area with steps leading up to a good size private and enclosed lawned garden with numerous shrubs and fenced boundaries.

Attached Single Garage (approx. 15'1 x 9'3)

Fitted with an up and over white garage door.

Services

All main services are connected. Hive and gas fired central heating, serviced by a Vaillant boiler and fitted in the last 4 years. uPVC double glazed throughout.

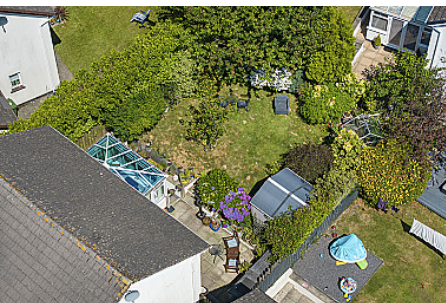
Rates

Isle of Man Government Treasury: £1,459.05 (2026/27).

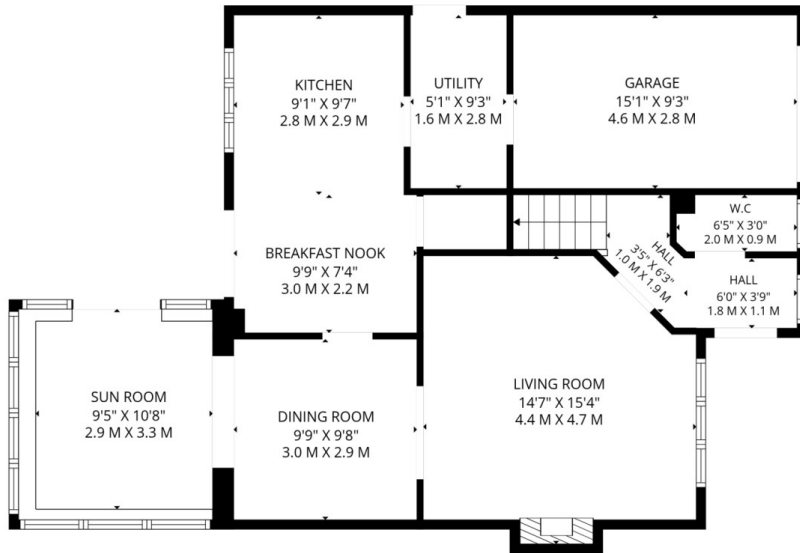
Directions

Travelling from the Quarterbridge along Peel Road in the direction of Union Mills. Continue along the main road, through Union Mills and onto Ballahutchin Hill. Continue along the main road and into Glen Vine, taking a right at the traffic lights onto Ballagarey Road. Continue along Ballagarey Road and follow the road round, passing the entrance to Ballagarey Crescent. Taking the next right, turn left and follow the road straight ahead, bearing left into St. Runius Way where number 18 can be found on the right hand side, clearly identified by our For Sale board.

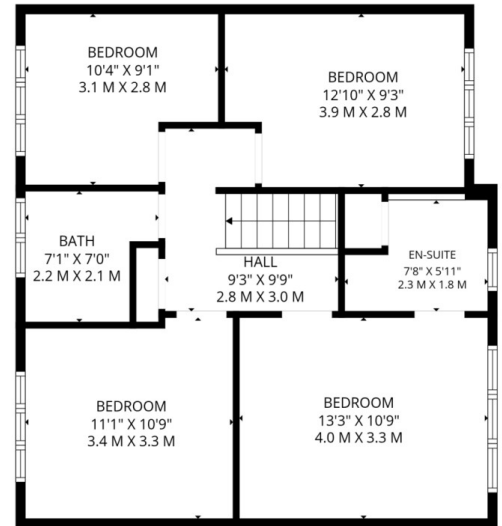








1ST FLOOR



2ND FLOOR

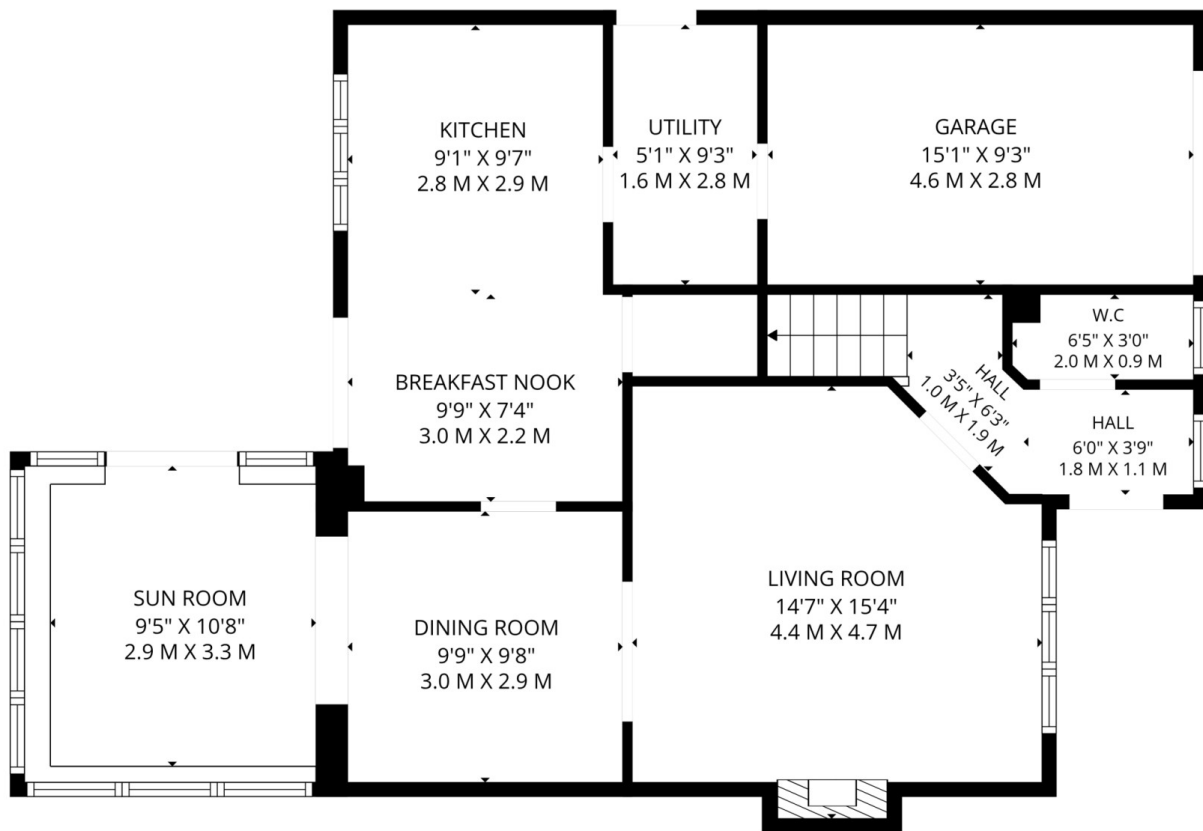


Total: 1347 sq. Ft, 126 m2

1st Floor: 694 sq. Ft, 65 M2, 2nd Floor: 653 sq. Ft, 61 m2

Excluded Areas: Utility: 51 sq. Ft, 5 M2, Garage: 140 sq. Ft, 13 M2, Fireplace: 6 sq. Ft, 1 M2, Walls: 119 sq. Ft, 9 m2

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



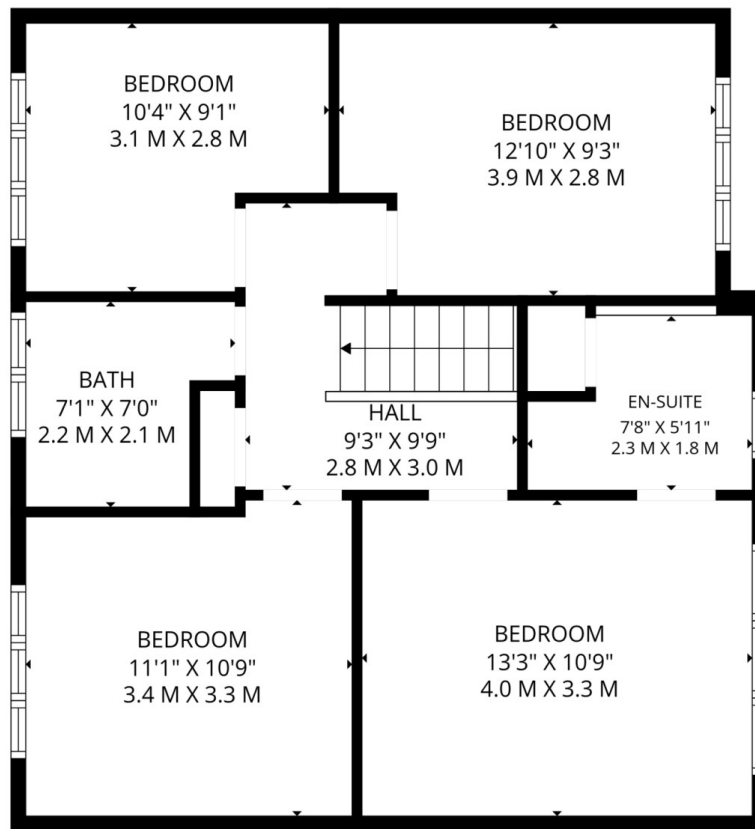
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Walls: 119 sq. Ft, 9 m2

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