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5 Ballakilley Road, Ballakilley, Port Erin, IM9 5NN
Asking Price £690,000

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Superb detached modern house - Dandara 'Oak' style. Luxury contemporary living comprising lounge, dining kitchen, study, snug, utility room, integral garage, cloakroom, 4 bedrooms, en-suite shower room and bathroom. Outside is an excellent sized south-west facing rear garden and double driveway to the front. No onward chain.



LOCATION

Travelling out of Port Erin along Castletown Road, proceed to Four Roads roundabout and turn left. Take the first left turn after Southlands into the Ballakilly development. Number 5 can be found a short distance along on the left hand side.

ENTRANCE HALL

Light, spacious hall with staircase leading to first floor. Understairs store cupboard.

CLOAKROOM

LOUNGE

15' 3" x 14' 1" (4.64m x 4.29m)

Double doors to:

SNUG

11' 9" x 10' 6" (3.58m x 3.20m)

DINING KITCHEN

22' 0" x 14' 3" (6.70m x 4.34m)

Bi-fold doors leading to garden.

STUDY

11' 5" x 9' 5" (3.48m x 2.86m)

UTILITY ROOM

10' 2" x 6' 8" (3.10m x 2.03m)

INTEGRAL GARAGE

16' 9" x 10' 2" (5.10m x 3.10m)

FIRST FLOOR

LANDING

Airing cupboard. Cupboard with Megaflo and shelving.

BEDROOM 1

14' 6" x 10' 1" (4.42m x 3.07m)

Front aspect. Wall of fitted wardrobes.

EN SUITE BATHROOM

10' 3" x 8' 1" (3.12m x 2.46m)

BEDROOM 2

13' 1" x 11' 3" (3.98m x 3.43m)

Rear aspect. Double fitted wardrobe.

EN SUITE SHOWER ROOM

BATHROOM

BEDROOM 4

9' 6" x 9' 6" (2.89m x 2.89m)

Rear aspect. Double fitted wardrobe.

BEDROOM 3

11' 1" x 9' 6" (3.38m x 2.89m)

Front aspect. Double wardrobe.

OUTSIDE

Large South-West facing rear garden, mainly laid to lawn, patio area. To the front is a block paved driveway.

SERVICES

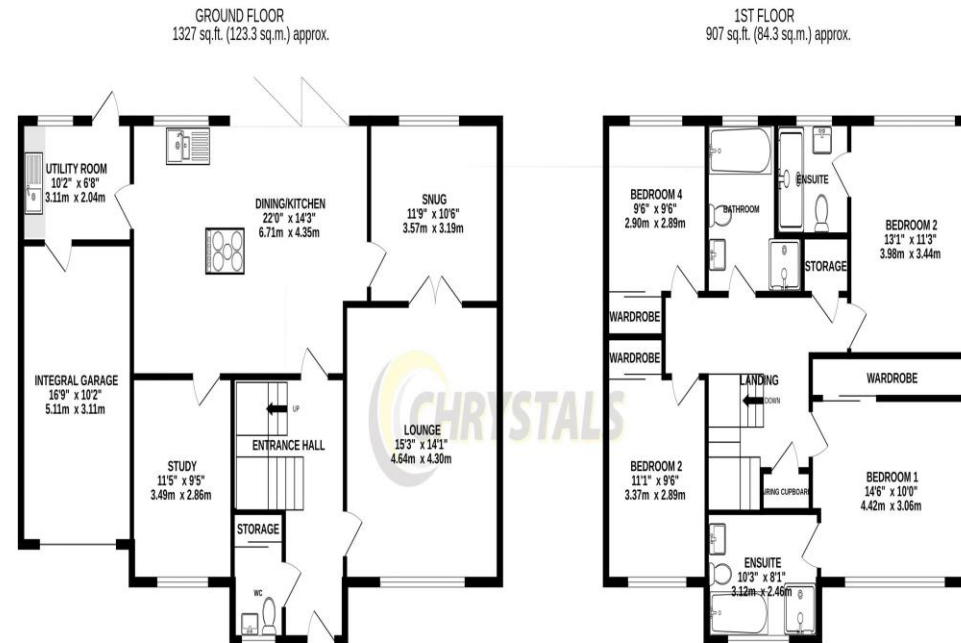
Mains water, drainage and electricity. Gas central heating. uPVC double glazing.

POSSESSION

Vacant possession on completion of purchase. Freehold. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







TOTAL FLOOR AREA : 2234sq.ft. (207.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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