



**Garraghan
Christeens Way
Colby
£439,950**

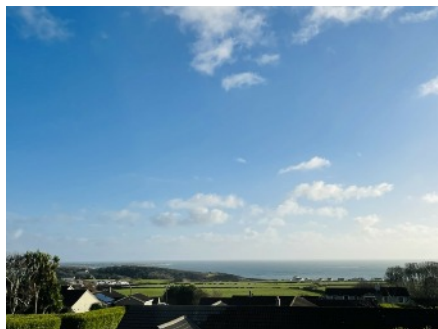


**Spacious Detached Dormer Bungalow Situated On A Large Corner Plot
Within A Small Cul De Sac**

Lounge With Sliding Doors Onto A Small Paved Seating Area
Concertinaed Door Into Dining Room Which Then Leads Into A Good Size Sun Room
Study, Kitchen With Rear Porch, Over Looks The Mature Rear Garden
Large Family Bathroom
2 Double Bedrooms Downstairs
Upstairs Has a Second Lounge With Spectacular Sea Views Towards Gansey
Shower Room, 2 Further Bedrooms, 2 Storage Rooms
Large Garage With Ample Work Space
Off Road Parking With Scope To Create Larger
Oil Fired Central Heating
Gardens To The Front, Side and Rear
Upvc Double Glazing
The Property Does Require Updating
***** NO ONWARD CHAIN *****

Directions: Travelling into Port Erin at the Four Roads Roundabout take the right turning and follow the road until the next roundabout. Go straight across as if heading up the Sloc then take the second turning on the right into Ballakillowey, Continue Along And The Property Is The First Bungalow On The Right Hand Side Of Christeens Way. Clearly Identified By Our For Sale Board.

Rateable Value £196.00 Rates Payable £1,187.59 2022/23 (including water)



GROUND FLOOR
1456 sq.ft. (135.3 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 2186 sq.ft. (203.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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