

54 Ard Reayrt, Laxey
Asking Price 630,000



**Superb Detached Executive House, Situated in the Popular Village Location of Laxey
Fabulous Spacious and Superbly Presented Family Accommodation**

Property Comprises:

Large Lounge

Additional 2nd Sitting Room / Bed 5

**Beautifully Fully Fitted Modern Leicht Dining Kitchen with an Abundance of Top of the Range
Appliances and Fabulous Sun Room Off.**

Snug / Home Office Leading to Utility Room

4 / 5 Double Bedrooms Master with En-Suite

2 Further Modern Fitted Shower Rooms

Study / Snug

Utility Room Leading to Double Integral Garage

**Fabulous Largely Decked Private Rear Garden with Substantial Shed (Ideal for conversion in to
Home Gym or Bar)**

**Attractive Front Totally Private Lawned Garden with Patio and Bordered by Mature Trees
Shrubs and Plants**

Driveway Leading to Double Garage Providing Parking for up to 6 Vehicles

Directions: Proceed Through Laxey Village on to the Ramsey Road, 300 Yards after the Tramlines turn Left on to Ard Reayrt And Follow the Road up the Hill Taking 2nd Left Hand Turn Where 54 can be immediately found on the Left Hand Corner, Clearly Identified by our For Sale Board.



GROUND FLOOR LOWER LEVEL
1041 sq.ft. (96.7 sq.m.) approx.



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 2319 sq.ft. (215.4 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. Made with Metropix © 2024

Property Wise Limited, First Floor, St. Georges Chambers,
1 Athol Street, Douglas, Isle of Man, IM1 1LD

Email: Info@propertywise.co.im