

**Plot 1 Shee Dy Vea
Ballanard Road, Douglas**



Exclusive New Select Boutique Development

Discover a unique opportunity to own one of two exceptional luxury properties in a sought after location. These homes are designed to offer modern elegance combined with practicality, perfect for family living and entertaining.

Vendor specifications as follows:

- 5 bed (All first floor bedrooms with built in wardrobe dressing rooms), all 5 beds are en-suite *
- Formal lounge, media room, dining & sun room, utility, kitchen, ground floor w/c, snug, top floor office.
- Total incl. garage c. 4,500ft², Underfloor heating to all 3 Floors
- 8 high power PV solar panels Powering an Air Source Heat Pump (Providing ICW 10 year insurance backed warranty)
- Landscaped gardens, Larger than normal double garage with storage in roof
- Hardstanding parking in front of garages
- Additional storage in top floor bedrooms
- Built in media wall in media room
- Block built pergola to rear garden area
- Villeroy & Bosch bathroom suites with Hansgrohe brassware
- Hardwired for CAT 6 data cabling to central media hub
- Wifi extender points 1st fixed to each floor, Superior insulation
- Vestibule seating area, Black sockets & switches throughout

Directions: Travelling out of Douglas up Broadway on to Ballanard Road, Continue along Ballanard Road then Straight through the Roundabout at Johnny Wattersons Lane Where the Property can be Located on the Right (around 800 yards after mini Roundabout).

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract.. Floorplans are only for illustrative purposes, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.