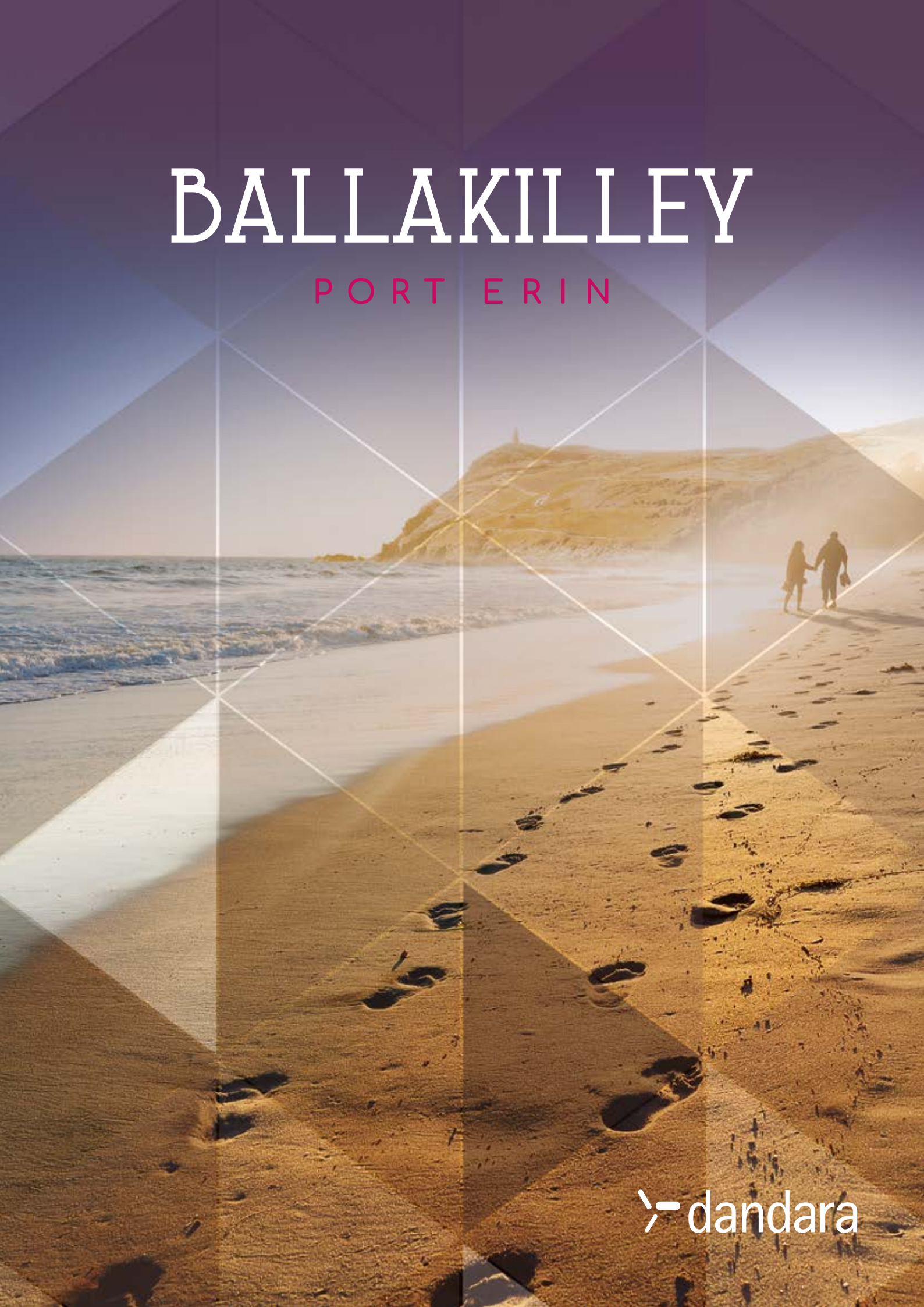


BALLAKILLEY

PORT ERIN





WELCOME TO THE
BEAUTIFUL
SOUTH





THE BEST OF town & country

With its wide sandy beach, pretty Victorian railway station, golf course, numerous shops and cafés, Port Erin has a unique charm and appeal, making it the perfect location for families, or those seeking a more relaxing pace of life.

LOCATION

Set within a beautiful semi rural location to the west of the town with views towards South Barrule, Ballakilley is a stunning development of contemporary homes less than a mile from the centre of Port Erin.

Offering homeowners a choice of 2, 3, 4 or 5 bedroom homes in a range of new contemporary styles exclusive to this development. Ballakilley is just over half a mile from the town centre and ideally positioned for all local amenities.



COMMUTING DISTANCES FROM BALLAKILLEY

Rushen Primary School 0.2 miles
 Doctor's surgery 0.5 miles
 Nearest petrol station 0.6 miles
 Town Library 0.8 miles
 Supermarket & shops 0.8 miles
 Beach & promenade 0.9 miles

Post Office 0.9 miles
 Rowany Golf Course 2.0 miles
 Castle Rushen High School 3.9 miles
 King William's College 4.4 miles
 Douglas 12.8 miles

The local primary school is a short walk from the development and the nearest secondary schools are around 4 miles to the east in Castletown.

The island's capital Douglas, is approximately 30 minutes drive away - so the school run and daily commute couldn't be easier.

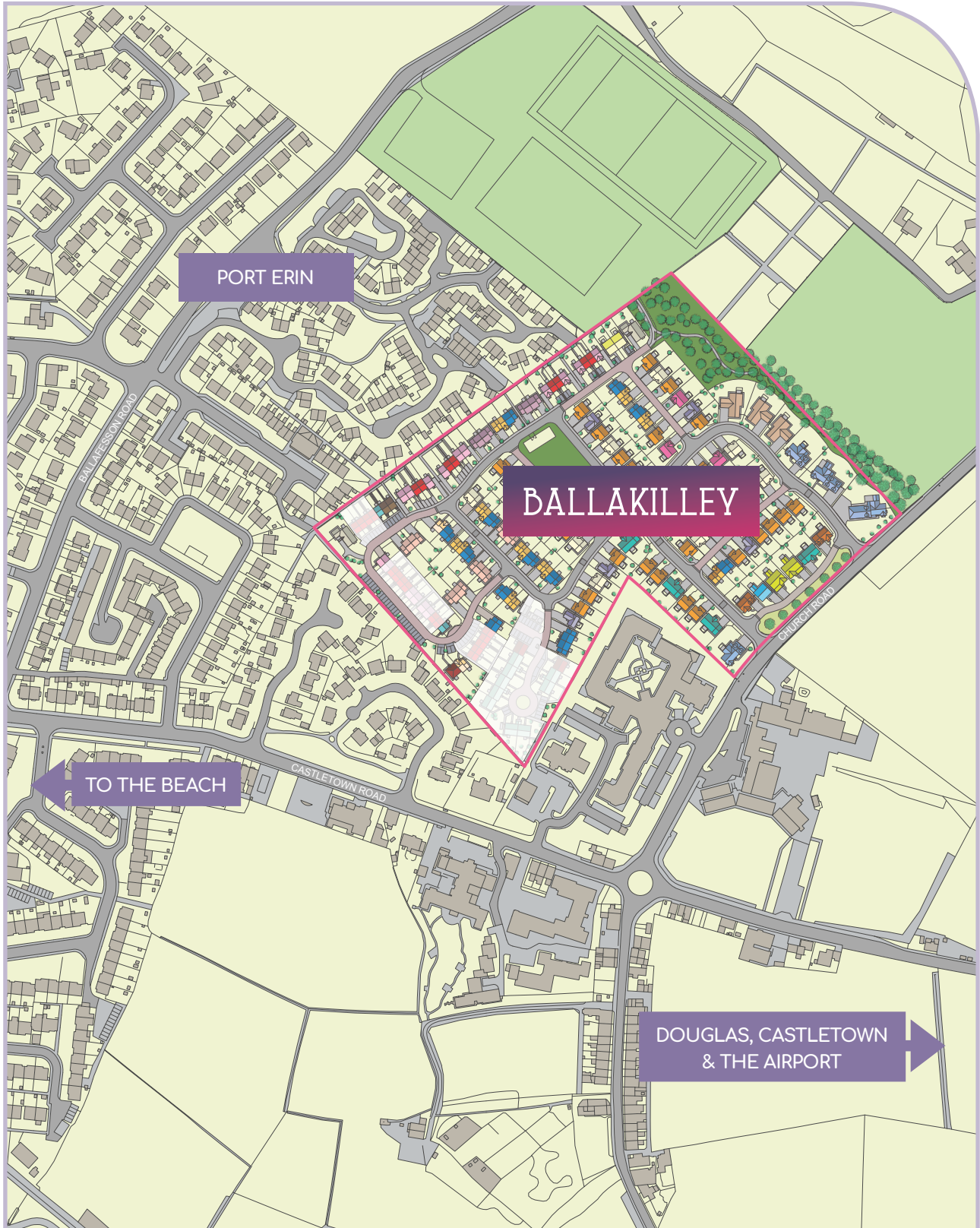




Port Erin is also famed for its views; on a clear day the Mourne Mountains in Northern Ireland can be seen and spectacular sunsets over Port Erin Bay and Bradda Head are a regular feature in the summer months.

SITE LOCATION

Travelling from Castletown, take the A5 coast road and at its junction with Beach Road, turn right onto the Castletown Road. Continue for approximately 1km to the roundabout and take the third exit. Ballakilly can be found approximately 300 metres on the left.



SITE PLAN

The site plan below shows the position and types of properties available at Ballakilly. The adjacent key will help you to locate each particular house type available to purchase.



KEY

	Silverdale
	Laurel
	Redwood
	Maple
	Hazel
	Spruce
	Hawthorn
	KeppelG
	Baldwin
	Ash 3
	Holly
	Ash 2
	Sold out

THE SILVERDALE



This spacious five bedroom detached home features a large formal living room with double doors leading through to a separate dining room. The extensive open-plan kitchen-breakfast and sunroom is perfect for today's modern lifestyles and bi fold doors provide direct access from the sunroom into the garden.

Upstairs, the master bedroom includes fitted wardrobes and has its own en-suite bathroom; bedroom two is also en-suite and also includes fitted wardrobes. There are three further double bedrooms - two with fitted wardrobes - and a fabulous family bathroom.

GROUND FLOOR

Lounge

3.72m x 5.92m (12'2" x 19'5")

Kitchen / Breakfast

3.27m x 7.39m (10'9" x 24'3")

Dining Room

3.72m x 3.76m (12'2" x 12'4")

Sunroom

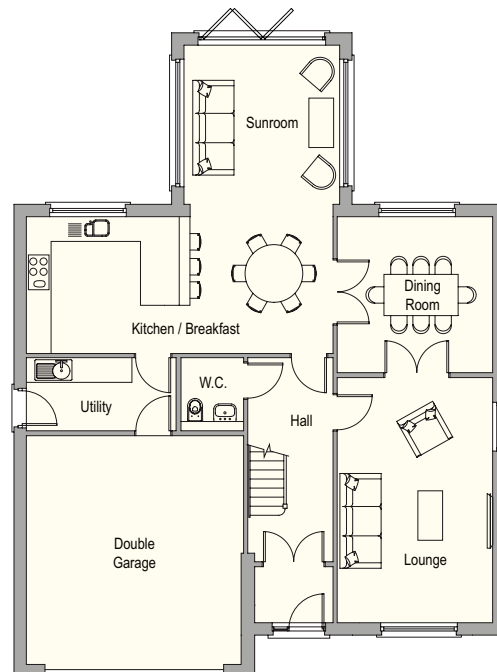
3.72m x 3.81m (12'2" x 12'6")

Utility

1.75m x 3.61m (5'9" x 11'10")

Garage

5.17m x 5.47m (17'0" x 17'11")



FIRST FLOOR

Bedroom 1

3.66m x 5.24m (12'0" x 17'2")

En-suite 1

2.10m x 2.74m (6'11" x 9'0") max

Bedroom 2

3.01m x 4.70m (9'11" x 15'5") max

En-suite 2

1.89m x 2.11m (6'2" x 6'11")

Bedroom 3

3.45m x 4.43m (11'4" x 14'6") max

Bedroom 4

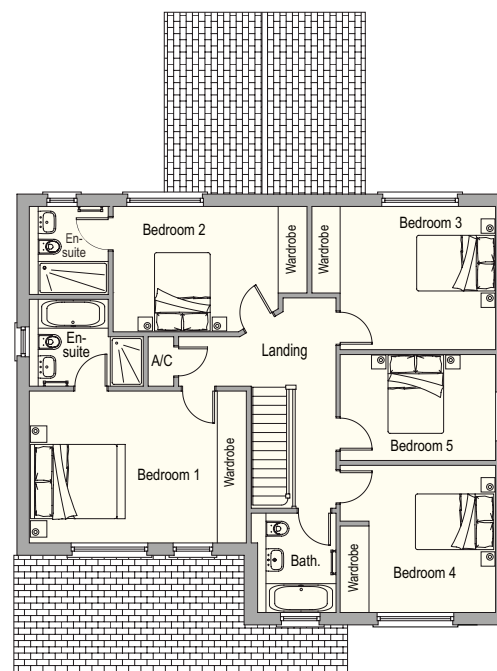
3.54m x 3.72m (11'7" x 12'2")

Bedroom 5

2.57m x 3.72m (8'5" x 12'2")

Bathroom

2.03m x 2.38m (6'8" x 7'10") max





The Laurel is a popular four bedroom detached home with an integral single garage. On the ground floor the spacious hall leads into a generous living room from which double doors provide access to the fantastic open-plan kitchen-dining room. Bi-fold doors provide access to the rear garden. There is also a separate utility room, large storage area and WC.

On the first floor the master bedroom features fitted wardrobes and an en-suite. There are two further double bedrooms both with fitted wardrobes, a single bedroom and a spacious family bathroom.

GROUND FLOOR

Lounge

4.05m x 4.50m (13'3" x 14'8")

Study

3.01m x 3.93m (9'9" x 12'9") max

Kitchen / Dining

7.86m x 3.44m (25'8" x 11'3")

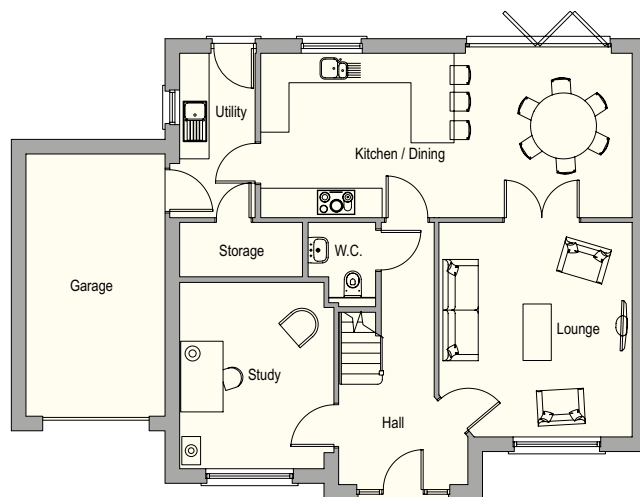
Utility

1.57m x 3.44m (5'2" x 11'3")

Garage

2.90m x 5.51m (9'5" x 18'1")

Optional Sunroom



FIRST FLOOR

Bedroom 1

3.80m x 4.46m (12'5" x 14'6") max

En-suite

2.26m x 2.05m (7'4" x 6'7") max

Bedroom 2

3.37m x 3.52m (11'1" x 11'5") min

Bedroom 3

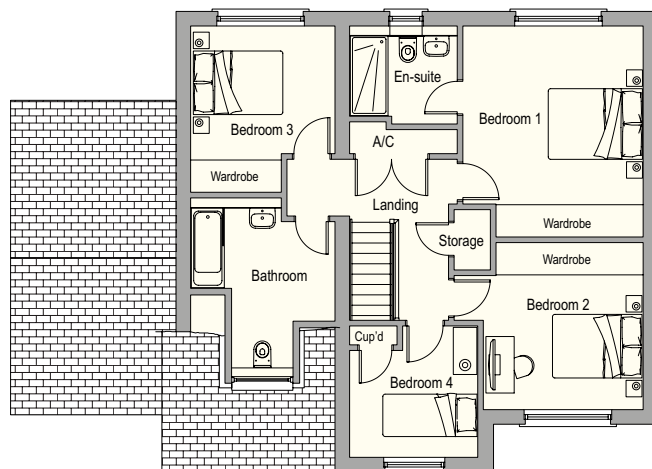
3.02m x 3.50m (9'9" x 11'5") max

Bedroom 4

2.69m x 2.76m (8'8" x 9'1") max

Bathroom

3.01m x 3.79m (9'9" x 12'4") max



THE REDWOOD



The Redwood is a detached, four bedroom home with integral single garage. Its large open-plan kitchen-dining area has bi-fold doors leading directly to the rear garden and there is also a separate utility room.

On the first floor the master bedroom features an en-suite and fitted wardrobes. There are three further double bedrooms with fitted wardrobes and a family bathroom.

GROUND FLOOR

Lounge

3.90m x 4.43m (12'7" x 14'5")

Kitchen / Dining

7.27m x 3.89m (23'8" x 12'7") max

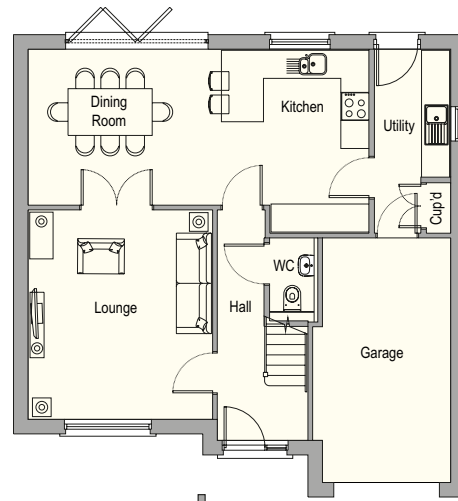
Utility

1.60m x 3.89m (5'2" x 12'7") max

Garage

2.86m x 5.13m (9'3" x 16'8") max

Optional Sunroom



FIRST FLOOR

Bedroom 1

3.69m x 4.49m (12'1" x 14'7")

En-suite

2.13m x 2.48m (6'9" x 8'1") max

Bedroom 2

3.69m x 3.25m (12'1" x 10'6")

Bedroom 3

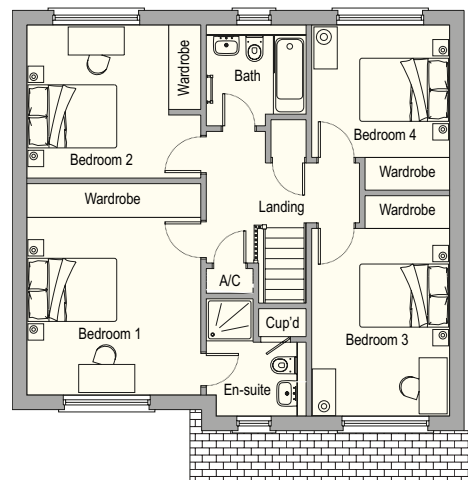
2.92m x 4.69m (9'5" x 15'3") max

Bedroom 4

2.92m x 3.51m (9'5" x 11'5") max

Bathroom

2.13m x 2.13m (6'9" x 6'9") max





This four bedroom detached home with integral single garage features a spacious hall with WC, living room and large open-plan kitchen-dining room, from which bi-fold doors provide direct access to the rear garden. There is also a separate utility room.

Upstairs, the master bedroom includes fitted wardrobes and an en-suite. There are two further double bedrooms, a single bedroom and a family bathroom.

GROUND FLOOR

Lounge

4.09m x 4.45m (13'5" x 14'7") max

Kitchen / Dining

7.87m x 2.93m (25'10" x 9'7") max

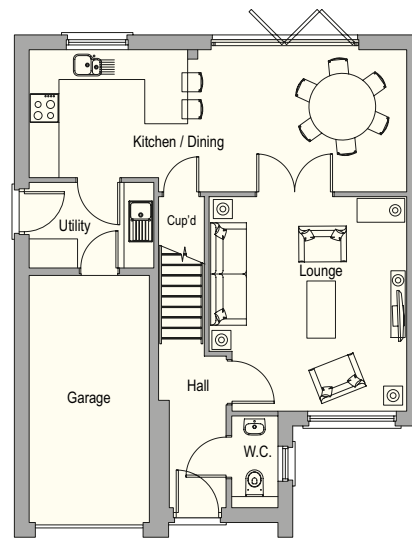
Utility

2.56m x 1.77m (8'5" x 5'10")

Garage

2.50m x 5.16m (8'2" x 16'11")

Optional Sunroom



FIRST FLOOR

Bedroom 1

2.88m x 4.16m (9'5" x 13'8")

En-suite

2.16m x 2.16m (7'1" x 7'1") max

Bedroom 2

2.59m x 4.58m (8'6" x 15'0") max

Bedroom 3

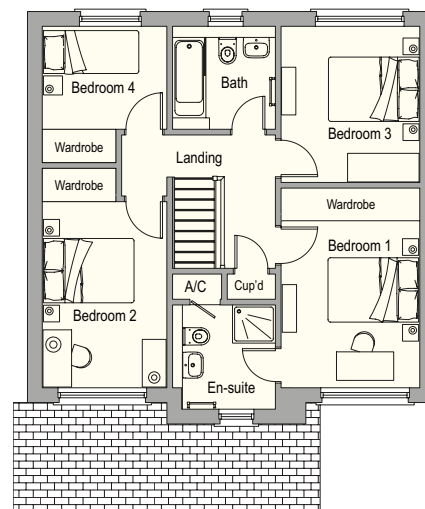
2.88m x 3.25m (9'5" x 10'8")

Bedroom 4

2.59m x 2.83m (8'6" x 9'3") max

Bathroom

2.16m x 2.13m (7'1" x 7'0")



THE HAZEL



This three bedroom detached home with integral single garage features a spacious living room with double doors leading through to the dining-kitchen, from which bi fold doors provide access to the garden. There is also a separate utility and WC.

Upstairs, the master bedroom benefits from an en-suite shower room and fitted wardrobes. There is a further double bedroom with fitted wardrobes, a single bedroom and family bathroom.

GROUND FLOOR

Lounge

4.11m x 5.19m (13'6" x 17'0") max

Kitchen / Dining

7.72m x 3.31m (25'4" x 10'10")

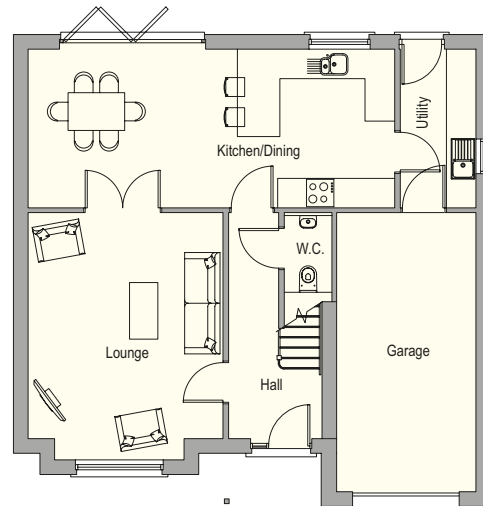
Utility

1.61m x 3.31m (5'3" x 10'10")

Garage

2.83m x 5.80m (9'3" x 19'0")

Optional Sunroom



FIRST FLOOR

Bedroom 1

3.99m x 4.62m (13'1" x 15'2") max

En-suite

2.07m x 1.59m (6'9" x 5'3")

Bedroom 2

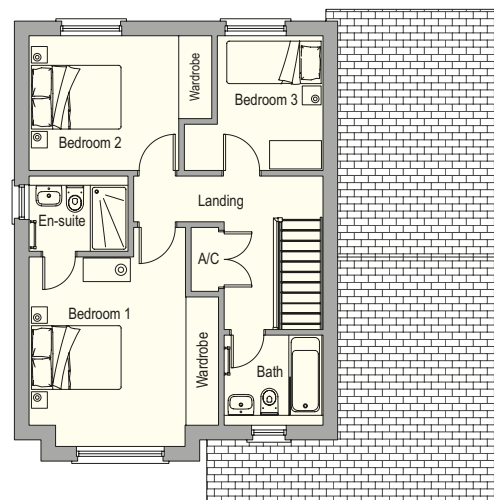
3.85m x 2.83m (12'8" x 9'3") max

Bedroom 3

2.83m x 2.91m (9'3" x 9'7") max

Bathroom

2.07m x 1.88m (6'9" x 6'2")





This three bedroom detached home with a garage, features a spacious hall with WC, living room and open-plan kitchen-dining room, from which double doors provide direct access to the rear garden.

There is also a separate utility room.

Upstairs, the master bedroom includes fitted wardrobes and an en-suite. There are two further double bedrooms both with fitted wardrobes and a family bathroom.

GROUND FLOOR

Lounge

4.72m x 3.66m (15'6" x 12'0") max

Kitchen / Dining

4.72m x 3.13m (15'6" x 10'3") min

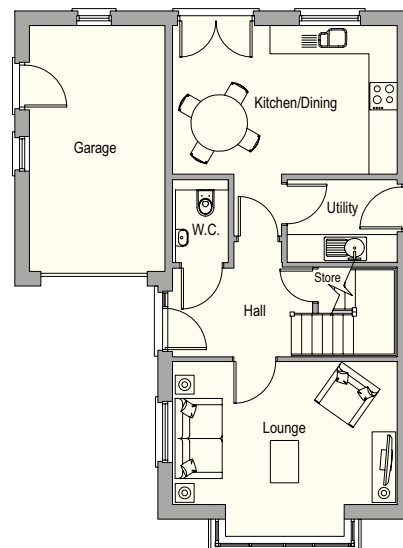
Utility

2.31m x 1.73m (7'7" x 5'8")

Garage

2.84m x 5.17m (9'4" x 17'0")

Optional Sunroom



FIRST FLOOR

Bedroom 1

3.17m x 4.10m (10'5" x 13'5") max

En-suite

2.11m x 1.88m (6'11" x 6'2")

Bedroom 2

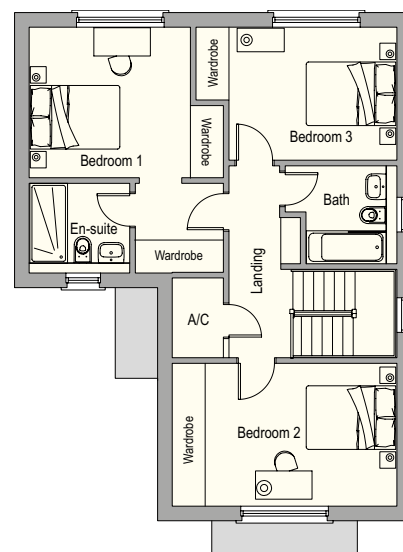
4.72m x 3.01m (15'6" x 9'11")

Bedroom 3

4.24m x 2.80m (13'11" x 9'2") max

Bathroom

2.33m x 2.08m (7'8" x 6'10") max



THE HAWTHORN



The Hawthorn is a superb 3 bedroom detached bungalow with a single garage. The property features a stylish kitchen/diner with German kitchen fitted with solid stone worktops and integrated appliances. There's a separate lounge with double doors providing access to the rear garden.

There are two double bedrooms both with fitted wardrobes, and a single bedroom. The master bedroom has an en-suite shower room and there is a family bathroom from the hallway. The property also has a separate utility room.

GROUND FLOOR

Lounge

3.47m x 5.04m (11'5" x 16'6") max

Kitchen / Dining

4.06m x 3.84m (13'4" x 12'7")

Bedroom 1

3.77m x 4.63m (12'4" x 15'2") max

En-suite

3.23m x 1.01m (10'7" x 3'4")

Bedroom 2

3.76m x 3.73m (12'4" x 12'3") max

Bedroom 3

3.21m x 2.44m (10'6" x 8'0")

Bathroom

2.41m x 1.90m (7'11" x 6'3")

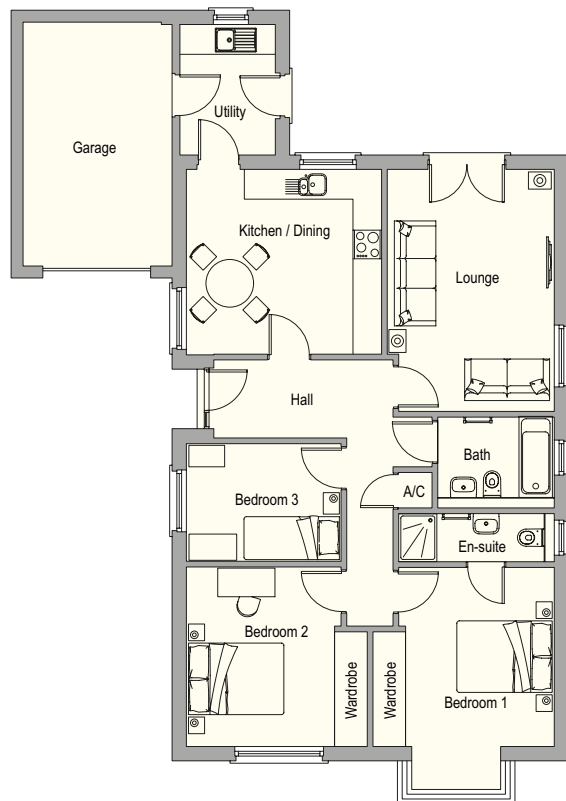
Utility

1.96m x 2.68m (6'5" x 8'10")

Garage

3.07m x 5.06m (10'1" x 16'7")

Optional Sunroom



THE KEPPEL



The Keppel is a spacious three bedroom semi detached home with an integral single garage. The lounge features a bay window and the kitchen-dining room includes double doors which provide access to the rear garden. There is also a separate utility room and a downstairs WC.

Upstairs all three double bedrooms include fitted wardrobes and there is a modern family bathroom.

GROUND FLOOR

Lounge

3.49m x 4.98m (11'5" x 16'4") max

Kitchen / Dining

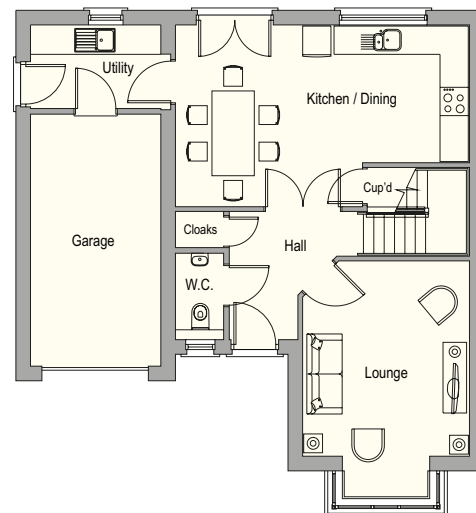
6.19m x 3.81m (20'4" x 12'6") max

Utility

2.71m x 1.75m (8'11" x 5'9")

Garage

2.71m x 5.27m (8'11" x 17'3")



FIRST FLOOR

Bedroom 1

3.49m x 4.13m (11'5" x 13'7")

Bedroom 2

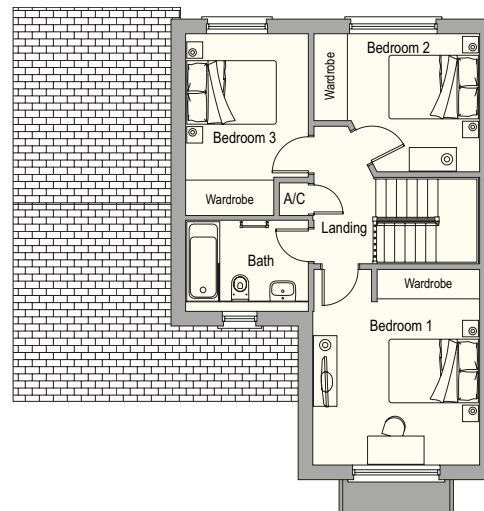
3.49m x 2.91m (11'5" x 9'7") max

Bedroom 3

2.58m x 3.83m (8'6" x 12'7") max

Bathroom

2.58m x 1.89m (8'6" x 6'2")



THE BALDWIN



This three bedroom home with a single garage includes a lounge, kitchen-dining room with double doors providing access to the rear garden, a separate utility room and a downstairs WC.

Upstairs there are two double bedrooms with fitted wardrobes, a single bedroom and a family bathroom.

GROUND FLOOR

Lounge

3.25m x 4.62m (10'8" x 15'2")

Kitchen / Dining

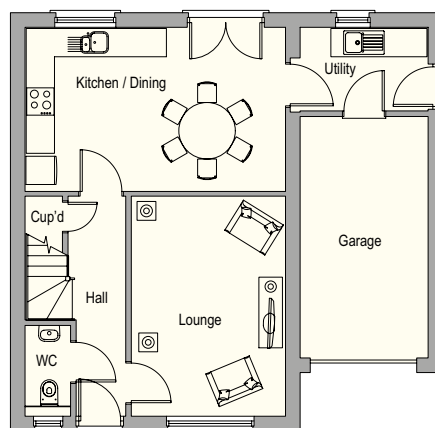
5.48m x 3.43m (18'0" x 11'3")

Utility

2.67m x 1.75m (8'9" x 5'9")

Garage

2.67m x 5.06m (8'9" x 16'7")



FIRST FLOOR

Bedroom 1

3.25m x 3.69m (10'8" x 12'1") max

Bedroom 2

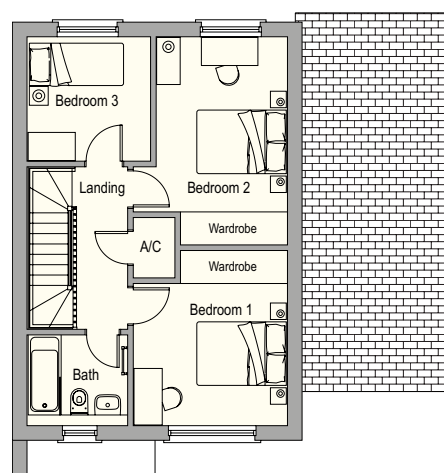
3.25m x 4.39m (10'8" x 14'5") max

Bedroom 3

2.60m x 2.61m (8'6" x 8'8")

Bathroom

2.11m x 1.90m (6'11" x 6'3")





This three bedroom home has the lounge situated at the rear of the property from which double doors provide access to the rear garden. The kitchen-dining room is at the front of the property and there is also a downstairs WC.

Upstairs, the master bedroom includes fitted wardrobes. There is a further double bedroom, a single bedroom and a family bathroom.

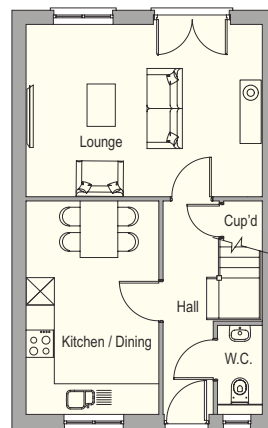
GROUND FLOOR

Lounge

4.96m x 3.63m (16'3" x 11'11")

Kitchen / Dining

2.78m x 4.48m (9'1" x 14'8")



FIRST FLOOR

Bedroom 1

2.77m x 4.45m (9'1" x 14'7") max

Bedroom 2

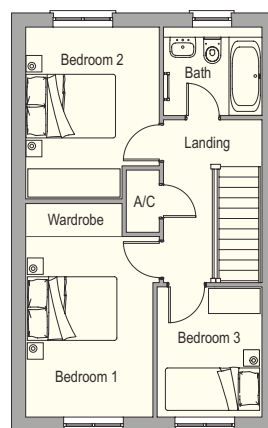
2.77m x 3.65m (9'1" x 12'0") max

Bedroom 3

2.19m x 2.68m (7'2" x 8'10")

Bathroom

2.07m x 1.89m (6'9" x 6'2")



THE ASH 2



This two bedroom mews home is an ideal choice if you're looking to get onto the property ladder.

Downstairs, the living room has double doors through to a contemporary open-plan kitchen-dining room, from which double doors provide direct access to the rear garden.

Upstairs the master bedroom includes fitted wardrobes; there is also a single bedroom and family bathroom.

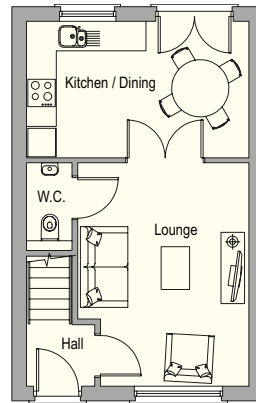
GROUND FLOOR

Lounge

3.58m x 4.66m (11'9" x 15'3") max

Kitchen / Dining

2.83m x 4.63m (9'3" x 15'2")



FIRST FLOOR

Bedroom 1

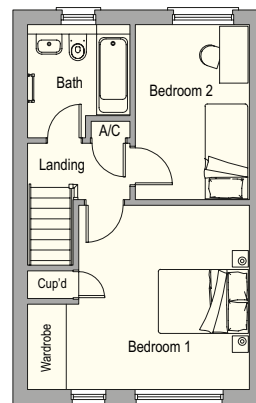
4.63m x 3.86m (12'8" x 15'2") max

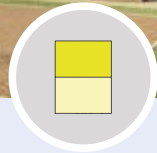
Bedroom 2

2.38m x 3.66m (7'10" x 12'0")

Bathroom

2.13m x 2.36m (7'0" x 7'9") max





The Holly is a charming 2 bedroom semi-detached bungalow. This fantastic property features an open plan living/kitchen/ diner with bi-fold doors providing access to the rear garden or to an optional sunroom. The fully fitted German kitchen comes with a range of appliances including integrated oven, fridge freezer, dishwasher and ceramic hob.

The home's 2 double bedrooms both feature contemporary fitted wardrobes and there is a fantastic shower room with a walk-in shower, chrome features and concealed storage.

GROUND FLOOR

Lounge

3.23m x 5.27m (10'7" x 17'3")

Kitchen / Dining

3.82m x 3.39m (12'6" x 11'1")

Bedroom 1

2.77m x 4.05m (9'1" x 13'3")

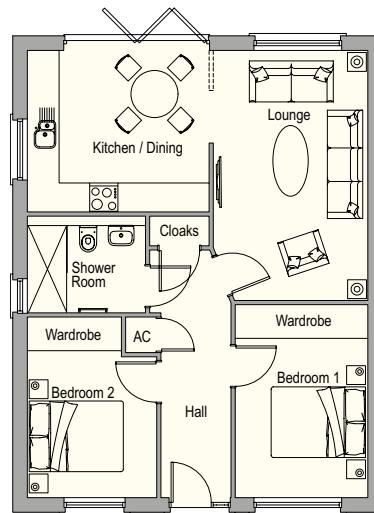
Bedroom 2

2.71m x 3.79m (8'11" x 12'5") max

Shower Room

2.47m x 2.02m (8'1" x 6'8")

Optional Sunroom



STYLE, QUALITY & VALUE

Designed by our multi-award winning architects and featuring flexible open plan layouts, these superbly appointed contemporary homes are ideal for a growing family or for those who want to make the move to a more energy-efficient, low maintenance home.



Constructed to award winning standards, all homes at Ballakilly benefit from excellent levels of insulation, high quality double glazing and central heating and hot water systems powered by the latest generation in energy efficient boilers to help you save money on your energy bills.





SPECIFICATION

Superior craftsmanship, meticulous attention to detail and the use of premium quality materials ensures the highest levels of build quality and finish throughout your new home.

Featuring a superb standard of specification, these stylish, energy efficient homes include lots of luxurious 'extras' at no extra cost; and in addition to our own rigorous quality control systems, every home is independently inspected by the National House Building Council (NHBC) and comes with a 10-year NHBC warranty for additional peace of mind.



✔ KITCHEN

Stylish fully fitted contemporary kitchen by top German manufacturer, featuring: stainless steel extractor hood, ceramic hob, oven, fridge freezer, dishwasher* and microwave*. Stainless steel sink with chrome mixer tap, plus stainless steel single bowl sink with chrome mixer tap in the utility room (where applicable).



✔ BATHROOMS

Quality white porcelain suite featuring a wall mounted basin, WC with concealed cistern, bath complete with bath screen* and thermostatically controlled shower. Polished chrome fittings throughout. Chrome towel rail.

✔ WINDOWS & DOORS

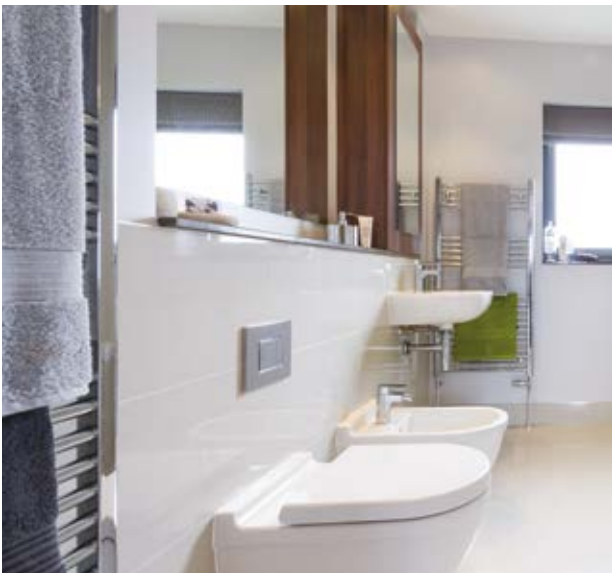
Hardwood entrance door with multi-point locking mechanism for added security. Low maintenance thermally efficient double glazed uPVC casement windows.

✔ EN-SUITES

Quality white porcelain suite featuring a wall mounted basin, WC with concealed cistern and stone resin shower tray complete with shower screen and thermostatically controlled shower. Polished chrome fittings throughout. Chrome towel rail.

✔ CLOAKROOMS

Quality white porcelain suite featuring a wall mounted basin and WC with concealed cistern. Polished chrome fittings. *Subject to house type





✔ INTERNAL FINISH & DECORATION

High quality walnut veneered internal doors fitted with attractive contemporary chrome handles. Walls and ceilings covered with emulsion. All woodwork is finished in white gloss. A choice of quality floor coverings is also offered.

✔ HEATING

An energy efficient gas condensing boiler provides central heating via steel panelled radiators. Nest Home Automation System is available as an optional extra.

✔ ELECTRICAL

There is a generous provision of electrical points throughout your new home. Telephone sockets are provided in the lounge, master bedroom and another in the study or bedroom four where applicable.

There is also a Sky Plus master point in the lounge. USB sockets in kitchen, living room and master bedroom.



☑ WARDROBES

Stylish fitted wardrobes with sliding doors in selected bedrooms.

☑ LIGHTING

Recessed LED down lighting to kitchen, hall, bathrooms and all en-suites. Pendant fittings to lounge, dining room, landing, bedrooms, study and family rooms.

☑ GARAGE, GARDEN & PATHS

Pre-finished insulated garage door. Block paving driveway* and paving slabs to rear patio*.

Front gardens are landscaped and turfed. Rear gardens are turfed and enclosed with wooden fencing.

*Subject to house type

AWARD WINNING DEVELOPER


Our attention to detail and desire to deliver excellence helps us deliver high quality properties for all of our customers. Over the years, the Dandara Group has received over 90 industry accolades for architecture, design and quality. Here is a small selection of some of our latest awards.






 UNITED KINGDOM
PROPERTY AWARDS
 DEVELOPMENT
 ★ ★ ★ ★
 BEST RESIDENTIAL
 DEVELOPMENT
 ISLE OF MAN
 Slessa Wharf View
 by Heritage Homes
 2015-2016




 UNITED KINGDOM
PROPERTY AWARDS
 DEVELOPMENT
 ★ ★ ★ ★ ★
 BEST ARCHITECTURE
 SINGLE RESIDENCE
 NORTH WEST
 ENGLAND
 Maina Court,
 The Townhouses
 by Heritage Homes
 2015-2016




 UNITED KINGDOM
PROPERTY AWARDS
 DEVELOPMENT
 In association with
GAGGENAU
 ★ ★ ★ ★ ★
 HIGHLY
 COMMENDED
 RESIDENTIAL
 DEVELOPMENT
 ISLE OF MAN
 Ballakilly,
 Church Road, Rushden
 by Heritage Homes
 Limited
 2014-2015



A NAME YOU CAN TRUST

Established in the Isle of Man in 1988, the Dandara Group is now one of the UK's largest independent property development companies.

Over the years we've created new homes for more than 10,000 happy customers and received over 90 independent industry awards for design and quality. It's a success story built by the vision and passion of teams who are dedicated to delivering excellence for all of our customers.

dandara.com

To find out more, please contact our Sales Team:

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