



ASKING PRICE

£220,000



## THE DETAILS

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7 Roslyn Terrace  
Douglas  
£220,000

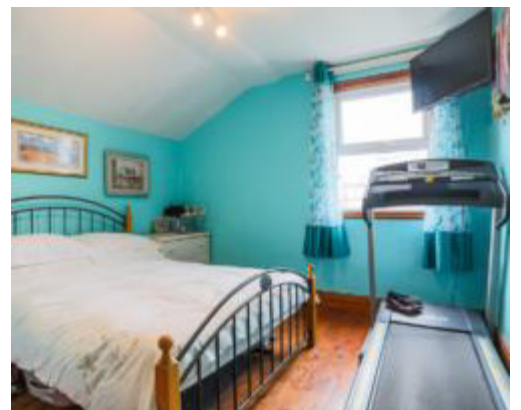
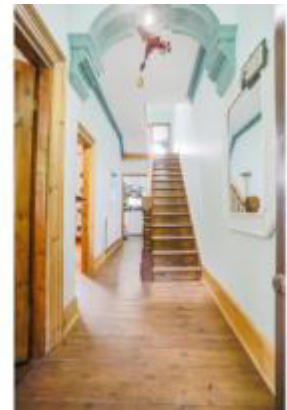
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PROPERTY DETAILS FOR  
7 Roslyn Terrace, Douglas



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## PROPERTY DETAILS FOR 7 Roslyn Terrace, Douglas

### THE DESCRIPTION

- Attractive & competitively priced 4 bedroom Town House
- Situated just on the outskirts of Douglas town/finance sector
- Well presented and retains delightful period features
- 2 Elegant reception rooms
- 17.5 ft Breakfast kitchen
- Lower ground Storage/cellar room
- Lovely forecourt garden and walled rear courtyard
- Recently re-roofed, re-wired and fully insulated
- Gas central heating/UPVC double glazed
- Inspection Strongly advised

### THE PROPERTY

#### DIRECTIONS

Travelling out of Douglas along the Promenade, heading towards Onchan head, bear left at Broadway traffic lights and through the next junction ( lights) in the direction of St Ninians Church/junction. Proceed up the Road, passing the terraced shops and Douglas snooker club where Roslyn Terrace and number 7 can be clearly identified by our For Sale board on the left hand side

#### ENTRANCE PORCH

High ceiling. Cove ceiling. Original tiled flooring. Generous hanging cloaks space. Dado railing. Attractive solid wooden door with glass panes leading to:

#### ENTRANCE HALLWAY

Bright and airy with good under stairs space. Internet connection. Multiple power sockets. Ornate architraves and Coving. Attractive timber flooring. Wide staircase to upper floor.

#### LOUNGE (APPROX 16'8 X 12'8)

Excellent sized room with high ceiling and bay window that provides plenty of natural light. Feature open fireplace set in tiled slips and solid wooden surround. TV/SAT/TEL connection. Deep cove ceiling. Picture rail. Timber flooring. Multiple power points.

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### **DINING ROOM (APPROX 14'0 X 11'6)**

Well proportioned room with feature wall mounted modern electric fire. Ample space for 6-seat dining suite. Solid timber flooring. Ornate ceiling rose. Cove ceiling. Picture rail. Recess area with shelving. Dimmer switch. Power sockets.

### **BREAKFAST KITCHEN (APPROX 17'4 X 9'2)**

Fitted with an excellent range of light Oak base, wall and drawer units. Generous work surfaces incorporating a 1 and half bowl sink unit with chrome tap/attachments and drainer. Tiled splash backs. Attractive timber flooring. Impressive Belling 8-ring rangemaster cooker with double oven, grill and warming tray. Space for under counter washing machine, dryer, dishwasher and freezer. Integral wine chiller. Ceiling light and fans. Multiple power points. Dual aspect windows that provide plenty of natural light. Access to rear courtyard garden.

### **FIRST FLOOR**

#### **LANDING**

Large bright and airy space with access to loft with lighting. Timber flooring. Smoke alarm.

#### **BEDROOM 1 (APPROX 14'6 X 11'4)**

Large airy room with ample space with access for stand alone furnishings. Solid wooden flooring. High ceiling with light and fan. Cove ceiling. Dado rail. TV connection.

#### **BEDROOM 2 (APPROX 13'2 X 11'8)**

A spacious and airy room with a good range of triple and double built-in wardrobes. Multiple power points. Solid wooden flooring.

#### **BEDROOM 3 (APPROX 10'9 X 10'0)**

Rear garden aspect/ Attractive timber flooring. Telephone, TV and power points.



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### **BEDROOM 4 (APPROX 10'2 X 6'5)**

Currently being used as an office, fitted bookcase and shelving. Timber flooring. Power points. Large uPVC window providing plenty of natural light.

### **BATHROOM (APPROX 8'6 X 8'0)**

Fitted with a three piece suite comprising deep corner bath with jet spray/spa shower, vanity sink unit with mosaic tiled surround and toilet. Fully tiled walls. Twin windows providing loads of natural light.

### **OUTSIDE**

To the front of the property there is a delightful dwarf wall forecourt garden with feature Coy pond and water feature. Flag stoned sitting area surrounded by mature trees, shrubs and plants. To the rear there is a lovely courtyard garden/seating area with raised beds containing various fruit trees and colourful plants. High walls for privacy and an excellent sun trap. Steps leading down to a lower level cellar/storage room approximately 17ft, which is fully insulated with lighting and electric points.

### **SERVICES**

All mains services are connected. Gas fired central heating and uPVC double glazing.

### **TENURE**

Freehold.

### **NOTE**

The property has recently been re-wired, fully insulated and has had a new roof installed.

### **INCLUSIONS**

All floor coverings, some light fittings, Rangemaster style Bellings cooker and freezer.



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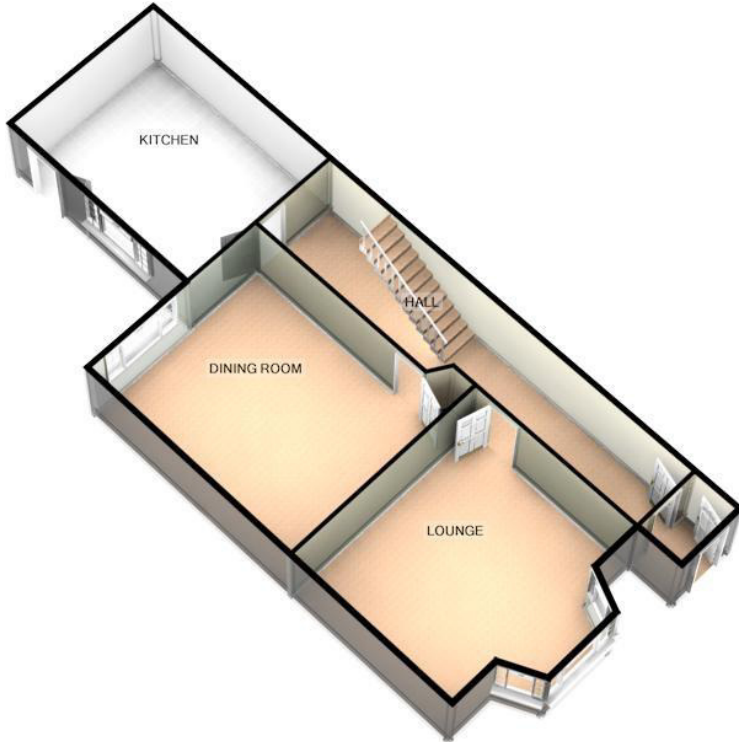
**POSSESSION**

Vacant possession on completion of purchase.

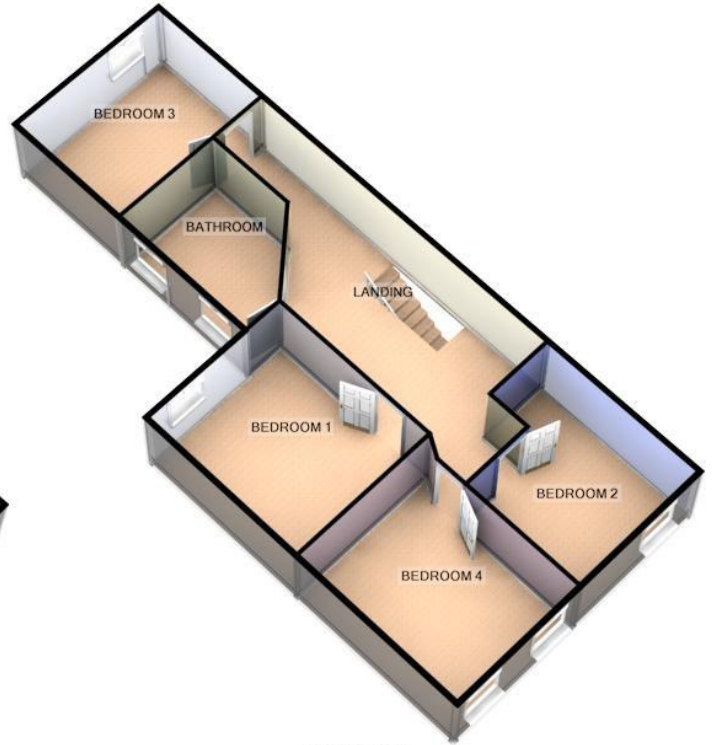
**VIEWINGS**

By appointment through the Agent, Black Grace Cowley.

## FLOORPLAN



GROUND FLOOR



1ST FLOOR

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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