



ASKING PRICE

£335,000

THE DETAILS

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7 Carnane Lane
Ballakilly, Port Erin
£335,000

call in today or visit www.blackgracecowley.com for more details

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a: 17A Orchard Road, Port Erin, Isle of Man, IM9 6AJ

PROPERTY DETAILS FOR
7 Carnane Lane, Ballakilley, Port Erin



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THE DESCRIPTION

- Superb modern detached house
- Virtually brand new, completed January 2018
- Immaculate condition throughout
- Entrance Hall and Cloakroom
- Lounge, outstanding Kitchen Diner, Utility
- Master Bedroom with En-Suite Shower Room
- 2 further Bedrooms, main Bathroom
- Gas central heating, double glazed throughout
- Corner plot with generous gardens
- Four car driveway plus single Garage

THE PROPERTY

DIRECTIONS

Travelling from the Four Roads roundabout onto Church Road, take the second turning on the left into Carnane Lane, follow the road down until you reach the corner and the property can be located on the left hand side clearly identified by our Black Grace Cowley reflective 'For Sale' board.

ENTRANCE

Covered entrance with outside light.

HALL (APPROX 15'7 X 6'4)

Spacious entrance hall with stairs leading to first floor. Quickstep laminate wood effect floor covering. Coved ceiling.

CLOAKROOM

White suite comprising wash hand basin and toilet. Tiled floor and part tiled surround. Coved ceiling with extractor.

LOUNGE (APPROX 17' X 13'5)

Quickstep laminate wood effect floor covering. Television and telephone points. Coved ceiling and double doors through to:

DINING KITCHEN (APPROX 25'3 X 10'9)

Superbly fitted with a range of contrasting base, wall and drawer units. Marble worktops and breakfast bar with 1½ bowl stainless steel sink unit. Built in Siemens electric double oven and microwave. Matching Siemens ceramic hob. Integrated fridge freezer and dishwasher. Tiled Floor. Coved Ceiling. Triple folding doors leading to rear garden.

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UTILITY (APPROX 10'10 X 5'2)

Units and work surface to match kitchen. Single drainer stainless steel sink unit. Plumbing for Automatic washing machine. Tiled floor. Coved ceiling. Doors leading to the garden and garage.

FIRST FLOOR

Landing Built in airing cupboard. Coved ceiling.

BEDROOM 1 (APPROX 13'1 X 10'9)

Generous range of fitted wardrobes with sliding doors. Quickstep laminate wood effect floor covering. Coved Ceiling. Pleasant aspect with hillside views towards Bradda.

EN SUITE SHOWER (APPROX 6'8 X 5'3)

Substantially tiled to compliment a white suite comprising large shower enclosure with plumbed in shower incorporating rain fall shower head and hand held attachment. Wash hand basin and toilet. Tiled floor. Towel rail/radiator. And Mirrored medicine cabinet.

BEDROOM 2 (APPROX 10'3 X 9'3)

Fitted wardrobes with sliding doors. Ladder access to loft. Coved ceiling.

BEDROOM 3 (APPROX 9'4 X 7'2)

Coved ceiling.

BATHROOM (APPROX 6'8 X 5'6)

Substantially tiled to complement a white suite comprising bath with plumbed in shower over, wash hand basin and toilet. Tiled floor. Towel rail/radiator. Medicine cabinet.



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OUTSIDE

The property occupies a generous corner plot on this highly sought after residential development. Lawned front garden. Four car blocked paved driveway. Large lawned enclosed rear and side garden with patio area.

GARAGE (APPROX 18'10 X 9'6)

Single integral garage with a sectional up and over door. Power and light installed. Baxi gas fired central heating/hot water combination boiler.

SERVICES

All main services are installed. Gas fired central heating.

TENURE

Freehold.

POSSESSION

Vacant possession on completion of purchase.

VIEWING

By appointment through the agent, Black Grace Cowley.

FLOORPLAN



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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