

ASKING PRICE

£239,500

## THE DETAILS



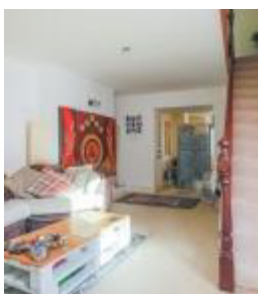
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29A Malew Street  
Castletown  
£239,500

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 17A Orchard Road, PORT ERIN, Isle of Man, IM9 6AJ

PROPERTY DETAILS FOR  
**29A Malew Street, Castletown**



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## THE DESCRIPTION

- Spacious 3 bedroom townhouse
- Investment opportunity – Tenanted until Feb 2022
- Walking distance to all shops, amenities, local schools and bus routes
- 5 Minute drive to Airport
- Good size living room/dining room, Kitchen and sun room
- Downstairs WC
- 3 Bedrooms, 1 en-suite and family bathroom
- Private walled courtyard South facing
- Viewing highly recommended
- New Gas central heating boiler fitted
- No onward chain

## THE PROPERTY

### DIRECTIONS

Travelling towards Castletown on the A5 By-Pass Road take the right turn at the lights heading onto Malew Street. Continue along the road heading to the far end and just before approaching the shops, 29A can be clearly identified on the right hand side by our Black Grace Cowley For Sale board.

### ENTRANCE PORCH

### LOUNGE (APPROX 17'8 X 10'11)

Raised marble hearth with marble mantelpiece with a Living flame electric fire. Up lighters. Square arch to leading to:

### DINING ROOM (APPROX 16'4 X 12'11)

Up lighters. Stairs leading to first floor.

### KITCHEN (APPROX 10'7 X 10'5)

White fitted kitchen comprising base, drawer and wall units. 1½ stainless steel sink with mixer tap. Complimentary work tops. Breakfast bar. Indesit electric oven and grill. 4 Gas ring hob. Integral fridge/freezer. Space for a automatic washing machine. Partially tiled walls. Down lighters, velux. Vinyl lay laminate effect flooring.

### INNER HALL

Velux. Stairs leading to:

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## 29A Malew Street, Castletown

### CLOAKROOM (APPROX 5'8 X 4'1)

White 2 piece suite comprising sink, toilet. Silavent extractor fan. Fully tiled walls and floor. Down lighters.

### BOILER/STORE ROOM

New Worcester boiler. Large floor to ceiling storage cupboard with shelving. Vent.

### SUN ROOM/FAMILY ROOM (APPROX 14'6 X 10'2)

Bright and airy room with french doors leading to sun terrace. Down lighters.

### FIRST FLOOR

#### LANDING

Fire alarm.

### BEDROOM 1 (APPROX 13'5 X 8'3)

Fitted wardrobe and drawers.

### FAMILY BATHROOM (APPROX 8'8 X 4'10)

White 3 piece suite comprising bath with shower attachment over, sink with shaver light above, toilet. Fully tiled walls. Ladder style radiator. Silavent extractor fan. Down lighters. Tiled flooring.

### BEDROOM 2 (APPROX 14'2 X 11'3)

Good size double bedroom with a white sink, tiled splash backs.

### SECOND FLOOR

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### LANDING

Fire alarm.

### BEDROOM 3 (APPROX 10'8 X 9'1)

Built in wardrobes.

### EN-SUITE (APPROX 7'1 X 5'5)

3 Piece white suite comprising paneled corner bath with shower attachment above, sink, toilet. Ladder style radiator. Fully tiled walls and floor. Down lighters. Addvent extractor fan.

### OUTSIDE

Private, south facing paved rear courtyard.

### SERVICES

All mains services connected. Gas central heating.

### TENURE

The Tenure is Freehold.

### POSSESSION

Investment – Tenant in situ until February 2022

### VIEWINGS

Strictly 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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## PROPERTY DETAILS FOR 29A Malew Street, Castletown

### Disclaimer

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