



ASKING PRICE

POA

THE DETAILS



4



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Plot 1, Shee Dy Vea
Ballanard Road, Douglas
POA

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

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



PROPERTY DETAILS FOR

Plot 1, Shee Dy Vea, Ballanard Road, Douglas

THE DESCRIPTION

- EXCITING NEW LUXURY DEVELOPMENT COMING SOON
- Unique opportunity to purchase a luxury home situated in a scenic area of Douglas
- Comprising 3 Reception Rooms, high specification Kitchen and Sun Room
- 4 Bedrooms, En Suite and Family Bathroom
- Large garden to the rear, off-road parking plus double Garage

THE PROPERTY

DIRECTIONS

Leave Douglas centre via the Quarterbridge roundabout in the direction of Bray Hill and then turn left at St Ninian's traffic lights onto Ballanard Road. Continue to the roundabout adjoining Johnny Watterson's Lane and continue straight over. After a short distance just past the turning to The Castleward Green estate the development site can be found on the right hand side.

GROUND FLOOR

Set of French double doors leading into:

ENTRANCE PORCH

Door leading into:

ENTRANCE HALLWAY

Stairway access to the first floor. Door into a good sized storage cupboard. Access to the living room, dining room and kitchen. Door into:

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and W.C.

LIVING ROOM

Bay window. Set of French double doors leading out to the rear of the property.

DINING ROOM

Bay window. Opening into:

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SUNROOM

Triple aspect windows. Set of French double doors leading out to the rear of the property.

KITCHEN

Fitted with a range of base, wall and drawer units. Two windows to the rear aspect. Set of French double doors leading out to the side. Door to outside and a door leading to the double garage. Door into:

UTILITY ROOM

Two dual aspect windows.

FIRST FLOOR

HALF LANDING

Door into:

BEDROOM 3

Set of French double doors to the rear aspect. Dual aspect windows to both the side and rear aspects.

LANDING

BEDROOM 1

Bay window. Door into a good size wardrobe. Door into:

EN-SUITE

Fitted with a three piece suite comprising panel bath tub, wash hand basin and W.C. Window to the rear aspect.

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BEDROOM 2

Bay window.

BEDROOM 4

Window to the side aspect.

FAMILY BATHROOM

Fitted with a three piece suite comprising panel bath tub, wash hand basin and W.C. Window to the front aspect.

OUTSIDE

To the front of the property there is access to the double garage.

DOUBLE GARAGE

Fitted with a garage door. Door leading to the rear of the property.

DISABILITY ACCESS

36 Inch or more wide halls. Swing-in doors. Entry slope less than one foot. Grab bars in bathroom(s). Wheelchair accessible/adaptable and wheelchair modifications.

SERVICES

All main services will be connected.

TENURE

The tenure is Freehold.

POSSESSION

Vacant possession on completion of purchase.

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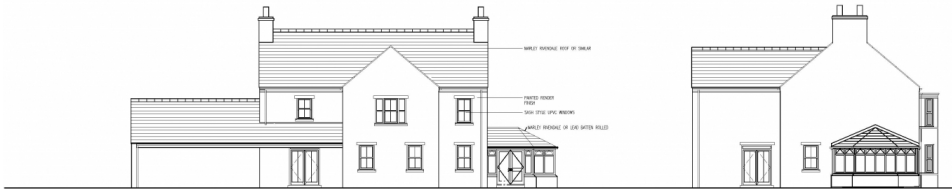
VIEWINGS

By appointment through Agent, Black Grace Cowley.

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FLOORPLAN



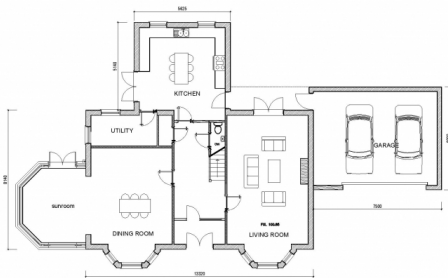
PROPOSED REAR EAST ELEVATION
scale 1:100

PROPOSED SIDE NORTH ELEVATION
scale 1:100

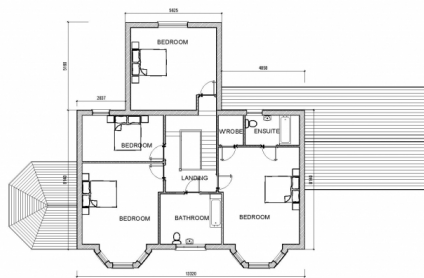


PROPOSED FRONT WEST ELEVATION
scale 1:100

PROPOSED SIDE SOUTH ELEVATION
scale 1:100



PROPOSED GROUND FLOOR PLAN
scale 1:100



PROPOSED FIRST FLOOR PLAN
scale 1:100



SITE LOCATION PLAN
scale 1:1000

M P Associates	
Architects, Surveyors, Development Consultants	
FOREST HOMES DEVELOPMENTS LTD	
BALLANARD ROAD DOUGLAS	
Drawing Title	
PLANS, ELEVATIONS & SITE PLAN	
PLOT 1	
Drawn by MP	Scale 1:100/1:1000
Reviewed by MP	Scale 1:100/1:1000
1077/PL02	



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Disclaimer

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