

ASKING PRICE

POA

## THE DETAILS

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Plot 2, Shee Dy Vea  
Ballanard Road, Douglas  
POA

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

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



PROPERTY DETAILS FOR

# Plot 2, 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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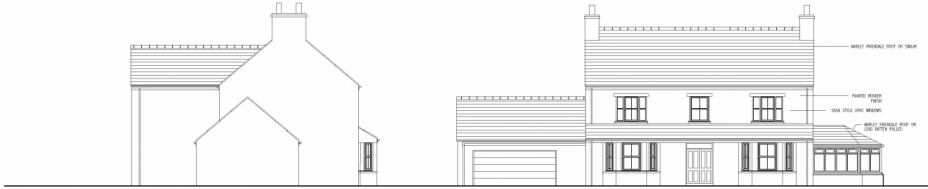
## VIEWINGS

By appointment through Agent, Black Grace Cowley.

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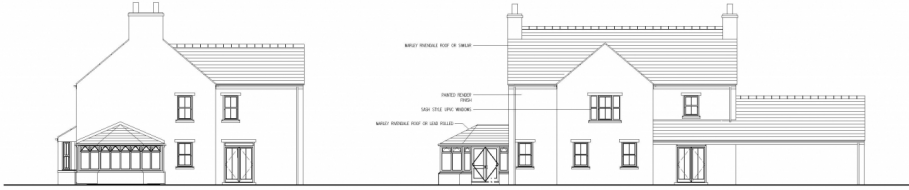
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# FLOORPLAN



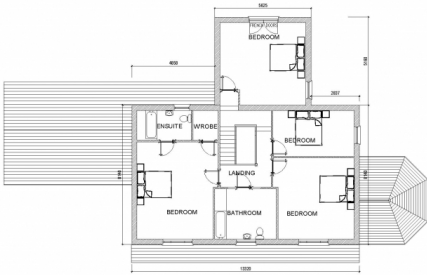
PROPOSED SIDE NORTH ELEVATION  
scale 1:100

PROPOSED FRONT WEST ELEVATION  
scale 1:100

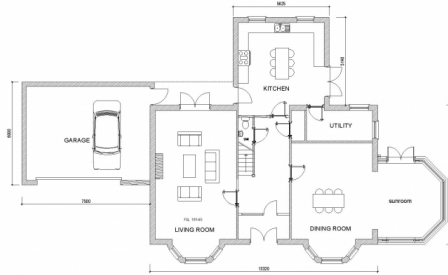


PROPOSED SIDE SOUTH ELEVATION  
scale 1:100

PROPOSED REAR EAST ELEVATION  
scale 1:100



PROPOSED GROUND FLOOR PLAN  
scale 1:100



PROPOSED FIRST FLOOR PLAN  
scale 1:100

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FOREST HOMES DEVELOPMENTS LTD			
BALLANARD ROAD DOUGLAS			
PLANS, ELEVATIONS & SITE PLAN			
PLOT 2			
Drawn by MP	Date: 08/11/18	Scale: 1:100/200	Loc: BALLANARD
Reviewed by MP	Drawn by	1077/PL03	Rev: B
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