



ASKING PRICE

£679,950



## THE DETAILS



4



2



2



8 Ballaughton Meadows

Douglas

£679,950

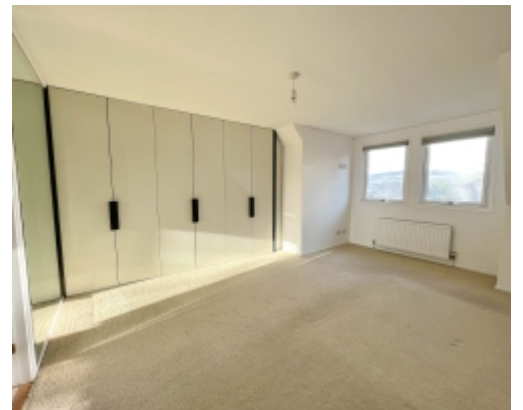
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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

# Tigh An Craobhan, 8 Ballaughton Meadows, Douglas









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PROPERTY DETAILS FOR

# Tigh An Craobhan, 8 Ballaughton Meadows, Douglas

## THE DESCRIPTION

- Detached executive home situated on a large corner plot
- Large modern open plan Breakfast Kitchen, formal Dining Room
- Conservatory, W.C., Study, 4 spacious double Bedrooms and 2 Bathrooms
- Secluded mature rear garden mainly laid to lawn as well as a paved patio area
- Detached double Garage and off street parking for 4/5 vehicles
- Oil fired central heating and uPVC triple glazing
- Fibre connection

## THE PROPERTY

Number 8 Ballaughton Meadows situated within a quiet crescent, the house itself is accessed via a private driveway which leads to the detached double garage and provides off street parking for 4/5 vehicles. Lawned gardens to the front of the property with a mature shrub boundary giving the property total privacy. Upon entering the house the large Entrance Hall provides ample built in storage, W.C and Study (which can be used as a guest bedroom). To the left is the open plan Kitchen area with seating area to one corner, large Utility Room to the back of the kitchen. Double doors leading through to the Dining Room with double doors leading out to the Conservatory which has an insulated roof and provides access to the rear garden. Also off the main hallway there is the main dual aspect Family Lounge with feature fireplace.

Upstairs there are 3 good sized double Bedrooms and a Family Bathroom, as well as the Master Suite which stretches from the front to the rear of the property with ample built in storage and a large modern En-Suite Bathroom. To the rear of the property is a large south facing patio area as well as an excellent garden mainly laid to lawn with scope subject to planning to extend the property if required.

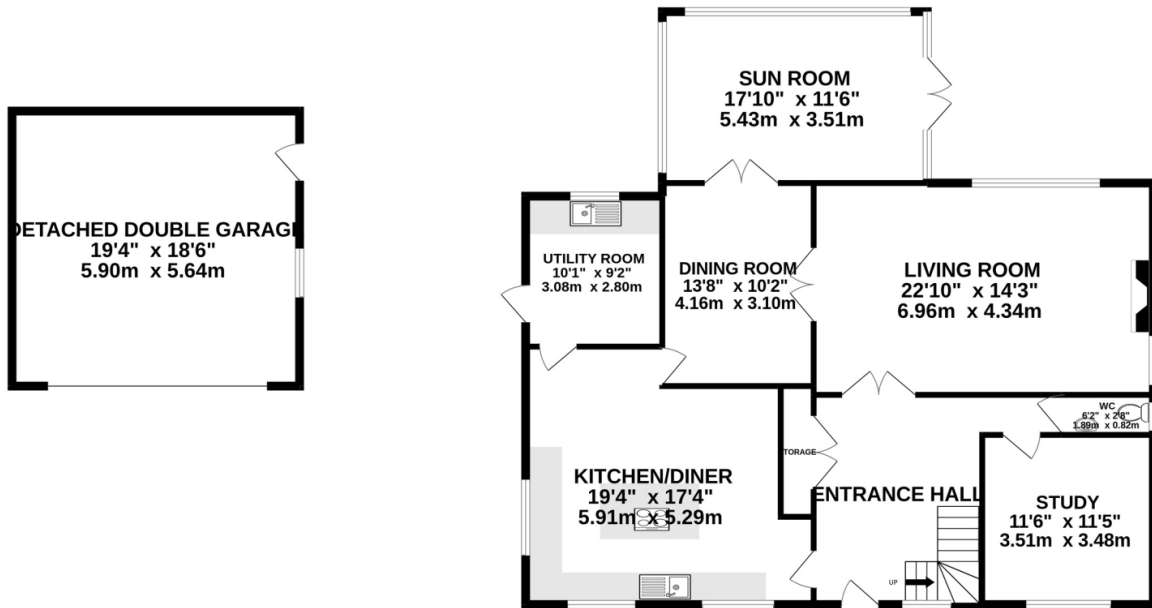
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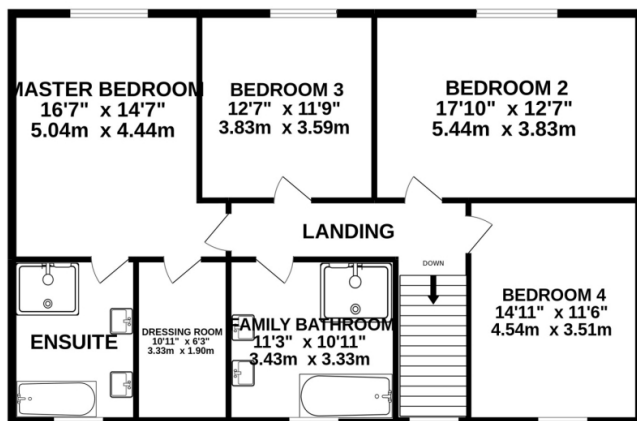


**FLOORPLAN**

GROUND FLOOR  
1746 sq.ft. (162.2 sq.m.) approx.



1ST FLOOR  
1159 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA : 2905 sq.ft. (269.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Disclaimer

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## Tigh An Craobhan, 8 Ballaughton Meadows, Douglas

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