



ASKING PRICE

£264,950

## THE DETAILS



16 Ballagyr Park

Peel

£264,950

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

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a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

PROPERTY DETAILS FOR  
16 Ballagyr Park, Peel



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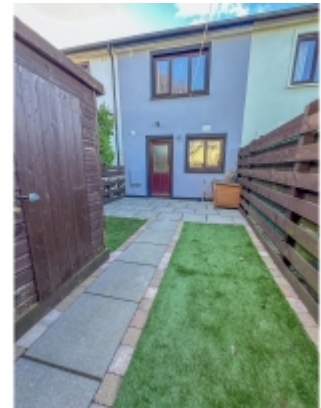
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## 16 Ballagyr Park, Peel

### THE DESCRIPTION

- Immaculately presented mid-terrace house
- Situated in a quiet cul-de-sac location
- Within close proximity to schools, shops and local amenities and a short drive to Douglas, Ramsey and the South of the Island
- Hall, Lounge/Diner, Kitchen
- 2 double Bedrooms, Modern Bathroom
- Low maintenance rear garden with a shed
- Gas fired central heating, uPVC double glazed
- Perfect First Time Buyers House or Investment

### THE PROPERTY

Black Grace Cowley are pleased to offer 16 Ballagyr Park to the market, an immaculately presented mid-terrace house in a quiet cul-de-sac. Conveniently situated and within close proximity of the primary and secondary school, shops and local amenities, only a short drive to Douglas, Ramsey and the South of the Island. A uPVC double glazed door provides access into the entrance hall with stairs to the first floor, a door leads into the bright lounge/diner with an understairs storage cupboard. A modern kitchen can be found at the rear, with an electric hob and eye-level oven, space and plumbing for a washing machine, a back door provides access to the rear garden. On the first floor are two double bedrooms, one with fitted wardrobes, and a modern bathroom.

At the front of the property is a lawned garden with a path leading to the front door. At the rear is a private low maintenance garden with a combination of Astroturf and paving, a good size timber shed and rear access.

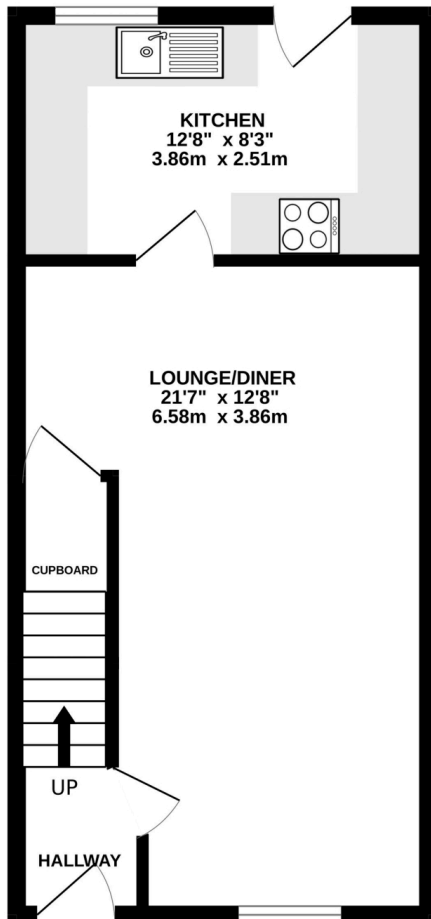
uPVC double glazed. Gas fired central heating.

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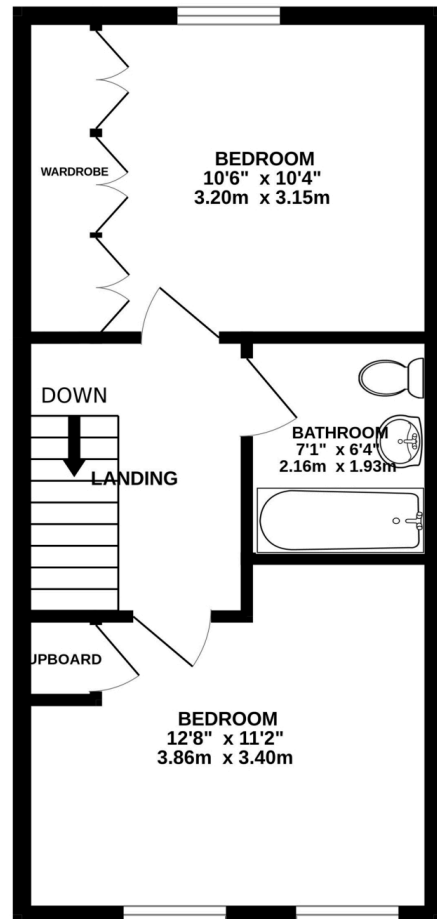
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## FLOORPLAN

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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# 16 Ballagyr Park, Peel

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