



ASKING PRICE

£419,950



## THE DETAILS



4



2



3



2 Ballatessan Meadow

Peel

£419,950

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  
**2 Ballatessan Meadow, Peel**



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## 2 Ballatessan Meadow, Peel





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### THE DESCRIPTION

- Well presented extended detached family home
- Situated in a quiet location and within walking distance of schools, shops and local amenities
- Hall, downstairs WC, Utility Room
- Lounge, Dining Room, Kitchen, Conservatory
- 4 Bedrooms, En-suite Shower Room, Family Bathroom
- Garage and Off road parking
- Private south facing rear garden

### THE PROPERTY

Black Grace Cowley are pleased to offer 2 Ballatessan Meadow to the market, a well presented extended family home. Situated in a convenient location and within walking distance of the schools, shops and local amenities and only a short drive to Douglas, Ramsey and the South of the island. A partially glazed composite door leads into the entrance hall with a downstairs WC and stairs to the upper floor. A door leads into the lounge situated at the front of the property. Double doors lead into the dining room situated at the rear, a door provides access into the kitchen fitted with a range of base, wall and drawer units, four ring gas hob, oven and integrated fridge/freezer and dishwasher. Double doors lead into the conservatory which has uPVC double glazed French doors leading out to the garden. Off the kitchen is a utility room with plumbing for a washing machine and tumble dryer and a side door. The garage can be accessed via the utility room or the external garage door. On the first floor is a good size landing with an airing cupboard, a master bedroom with en-suite shower room, a further 3 bedrooms and a family bathroom.

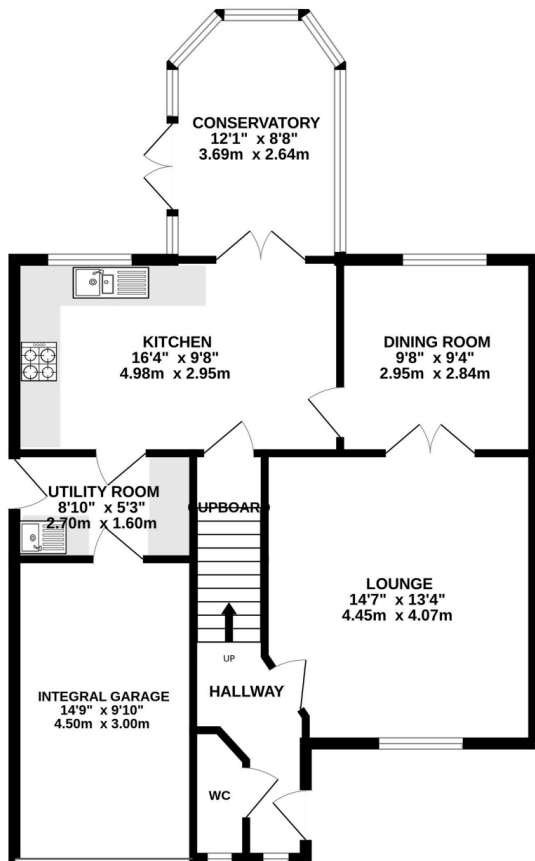
At the front of the property is a block paved drive way for two cars and a lawned front garden. At the rear is a private south facing garden with a decked area to the top left corner, the garden is laid to lawn and enjoys rural views.

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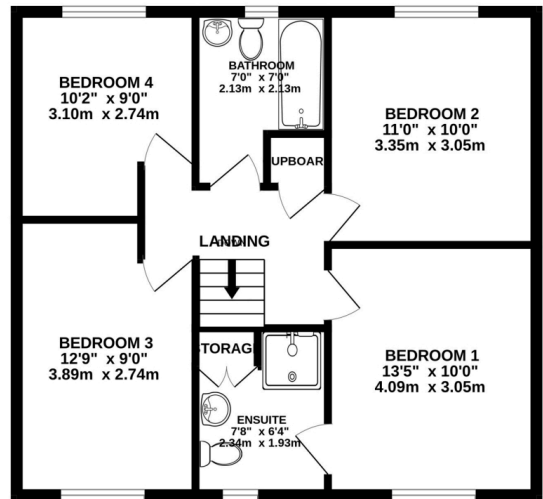
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## FLOORPLAN

GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 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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## 2 Ballatessan Meadow, Peel

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