



ASKING PRICE

£309,950



THE DETAILS



Brynwood
Glen Road, Colby
£309,950

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

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THE DESCRIPTION

- Well presented semi detached house
- Situated in a village location within walking distance of the shop, pub & bus route
- Lounge, Dining Room, Kitchen
- 4 Bedrooms, 2 Bathrooms (1 En-suite)
- Boiler Room & Store
- Enclosed Rear Yard
- No onward chain

THE PROPERTY

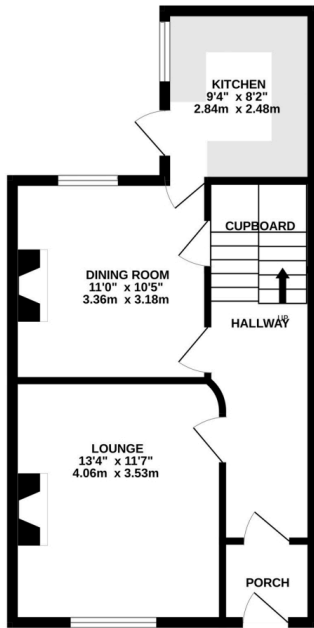
Black Grace Cowley are delighted to offer Brynwood to the market, a well presented semi-detached house situated on the Glen Road in Colby. To the front of the property is a private garden with a path leading to the front door. Upon entering the property there is a porch which leads into the entrance hall with stairs to the first floor. To the front of the property there is a good size lounge with a feature cast iron fireplace. The dining room, accessed off the entrance hall, is situated to the rear with a feature fireplace and built in cabinets and shelving to either side of the chimney, there is a door giving access to the understairs storage cupboard. The kitchen, situated to the rear and accessed off the dining room, is fitted with a range of base and wall units with integrated oven and hob, space for a washing machine and door out to the enclosed rear yard.

On the first floor are three bedrooms, two doubles a single and family bathroom. On the top floor is the master bedroom with a dormer window enjoying rural views and has an en-suite shower room. To the front of the property is a small private garden. To the rear is an enclosed yard with boiler room/store and access for bins. Oil fired central heating.

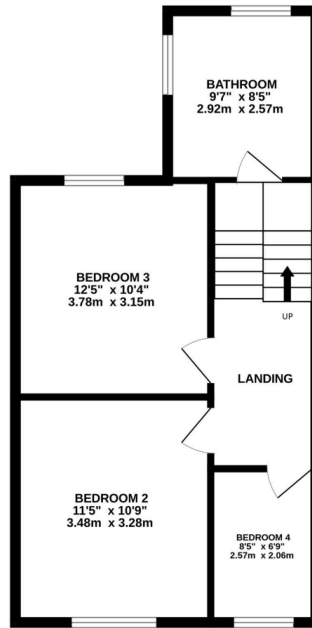
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FLOORPLAN

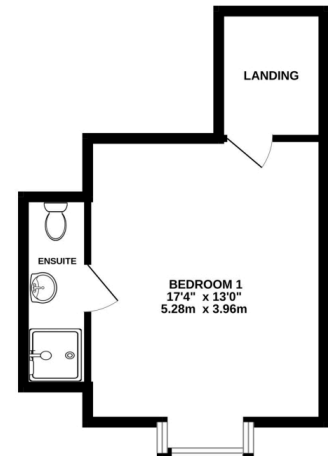
GROUND FLOOR
466 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.5 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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