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ESTATE AGENTS

ASKING PRICE

£339,000

## THE DETAILS

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18 Y Vaarney Yiarg  
Castletown  
£339,000

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

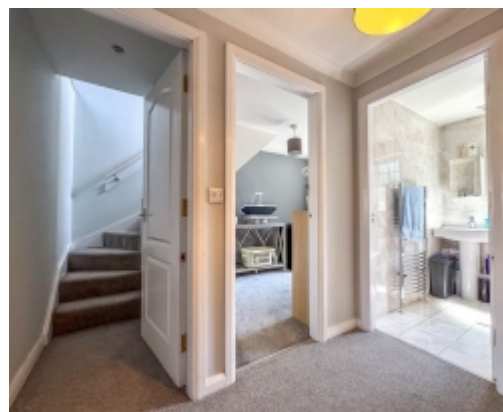
e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

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





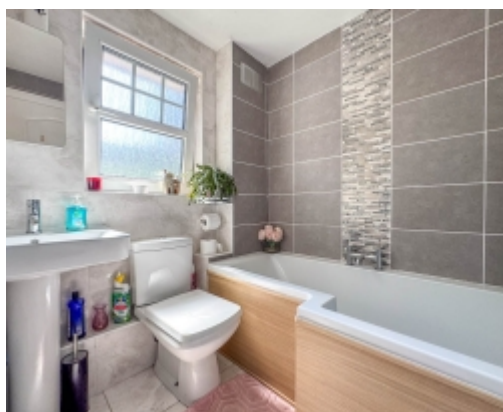












## 18 Y Vaarney Yiarg, Castletown





## THE DESCRIPTION

- Stunning End of Terrace Family Home
- Situated in a modern development in the historical capital of Castletown
- Within easy walking distance to local schools and town centre
- Finished to a high standard complemented by high quality fixture and fittings throughout
- Extended accommodation to provide Master Bedroom and En-suite on the 2nd floor
- Lovely living room
- Ultra modern dining kitchen
- 3 bedrooms, family bathroom and ensuite shower room
- Stunning landscaped rear garden with artificial grass, attractive paved area and storage shed
- Communal parking to front and side of the terrace

## THE PROPERTY

Black Grace Cowley are delighted to bring 18 Y Vaarney Yiarg to the market. A beautifully presented three bedroom home situated in a modern development in the historic town of Castletown. This property is situated at the end of a convenient cul-de-sac location within easy walking distance to local schools, amenities and town centre.

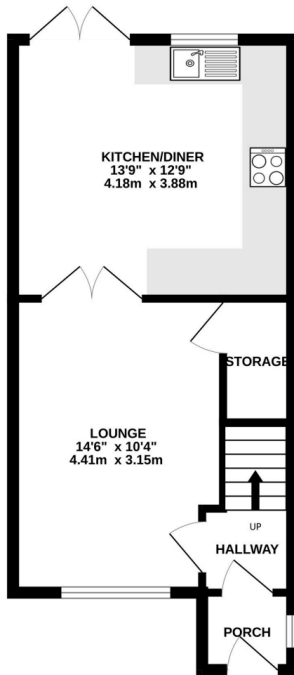
Entering the property via the porch which leads into the hallway with stairs to the first floor and a door leading into the lounge. The lounge is situated at the front of the property and features an electric fire and understairs storage cupboard. A set of double doors lead into the kitchen diner, the kitchen is fitted with a range of modern high gloss units with contrasting worktops and integrated appliances including a double oven, electric hob and dishwasher.

On the first floor is a good size landing which provides access to bedrooms two and three, and the family bathroom which is fitted with a modern three piece suite comprising of a bath with shower over, wash hand basin and WC. Taking the stairs to the second floor where the master bedroom can be found, a generous double bedroom which enjoys rural views. There is an en-suite fitted with a shower cubicle, wash hand basin and WC.

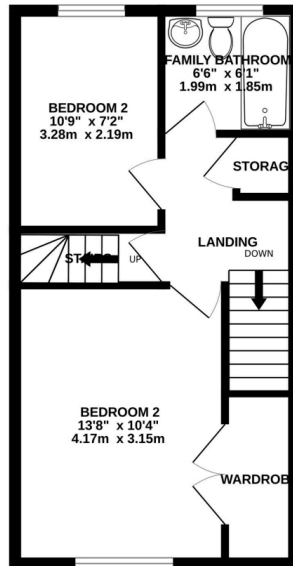
Externally there is a stunning landscaped rear garden with artificial grass, attractive paved area and storage shed. There is communal parking to the front and side of the terrace.

## FLOORPLAN

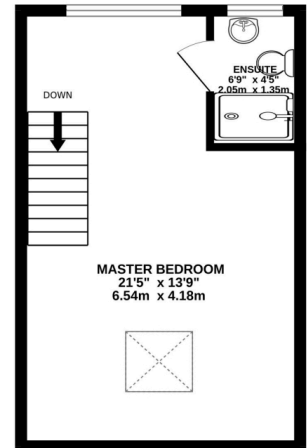
GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOP FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.2 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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PROPERTY DETAILS FOR

## 18 Y Vaarney Yiarg, Castletown

### Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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