



ASKING PRICE

£275,000

THE DETAILS

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5 Douglas Road
Ballabeg
£275,000

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

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

PROPERTY DETAILS FOR
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THE DESCRIPTION

- Three storey Manx Stone fronted cottage
- Situated in a village location, just a short drive to Port Erin, Castletown and Douglas
- Entrance Porch, Lounge
- Modern fitted Kitchen that leads out to the garden
- 2 Double Bedrooms, Spacious Landing/Study Space, Family Bathroom
- Private South-West facing rear garden
- uPVC double glazed throughout, Electric heating
- Retaining many period features
- Ideal first time buyers home or holiday home

THE PROPERTY

Black Grace Cowley are delighted to offer 5 Douglas Roads to the market. This Manx stone fronted cottage sits within an attractive terrace of six with stunning views from Langness round to Bradda Head, across agricultural land and the odd glimpse of the steam train.

Upon entering the property there is a uPVC double glazed stable door which leads into the porch. The porch leads through to the lounge, which has an open staircase to the first floor. There's a feature log burner with timber lintel above and double glazed window with a window seat to the front. Off the lounge, a door leads into the modern fitted kitchen, which has an L-shaped range of wall and base units, exposed stone wall adding plenty of character and a double glazed door leading out to the rear garden.

Taking the stairs up to the first floor, there is a spacious landing, which doubles up as a study space with a double glazed window looking down to the properties garden. Off the landing, is a door into the family bathroom which is fitted with a p-shaped bath with shower over, wash hand basin and WC. The master bedroom is accessed off the landing, which is situated to the front of the house and has a fitted double wardrobe and additional fitted storage that houses the electric hot water cylinder. Lastly, from the landing, there are carpeted stairs taking you up to the top floor. On the top floor is an L-shaped second bedroom with a picture window with stunning distant sea views that take in Castle Rushen, Langness and Bradda Head. Off the half landing on the top floor, there is a walk in storeroom, which is perfect for standard attic storage.



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To the rear of the property there is decking directly off the kitchen, which steps up to a mature lawned garden with timber fencing into all sides with a hand built shed to the rear.

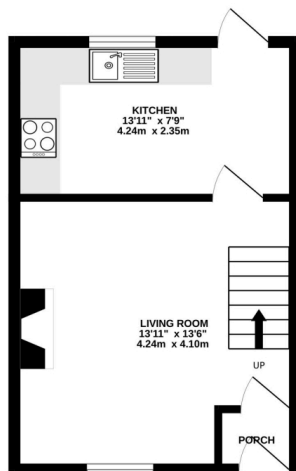
The property benefits from electric heating throughout and a log burner in the living room. uPVC double glazed throughout. Located within short distance of Colby stores, Colby Glen Pub and just a short drive from Castletown, Gansey Bay, Port Erin and Port St Mary.

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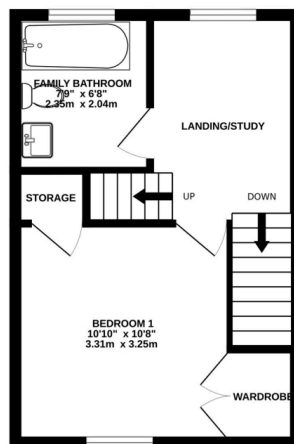
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FLOORPLAN

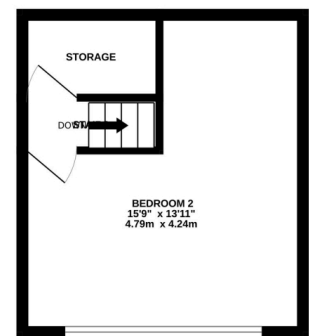
GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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