



ASKING PRICE

£564,950



## THE DETAILS



3



2



2



32 Shimmin Road  
Reayrt Mie, Ballasalla  
£564,950

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

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













## THE DESCRIPTION

- Exceptionally well presented detached bungalow
- Situated in a desirable location in Ballasalla
- Entrance Hall, Open-plan Lounge/Kitchen/Diner, Sunroom
- 3 Bedrooms (2 with mirrored fitted wardrobes), 2 Bathrooms (1 En-suite & 1 Jack & Jill)
- Garage, Utility Room
- Private rear garden attracting the sun throughout the day
- Off-road parking for 3 cars
- Remainder of the NHBC warranty
- Offered for sale with no onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 32 Shimmin Road to the market. A newly constructed detached bungalow situated on the popular Reayrt Mie development in Ballasalla. Conveniently situated within walking distance of local shop, bus route, a short 5 minute drive to Castletown, 20 minutes to Douglas and convenient for the airport.

The property occupies a generous plot with an open aspect to the front, lawned gardens and a large block paved driveway providing off-road parking for three cars. Upon entering the property there is a spacious entrance hall with cloaks storage, a loft hatch providing access to the attic and low threshold front door is convenient for wheelchair users. Situated to the rear of the property is a dual aspect open-plan lounge/diner/kitchen. The kitchen is fitted with contemporary base, wall and drawer units with granite worktops incorporating a one and a half bowl sink. Induction hob, oven and grill/microwave, integrated fridge freezer and dishwasher. A set of glazed double doors provide access into the sunroom, which has a set of bi-fold doors leading out to the rear patio and garden. The utility room is accessed off the kitchen and fitted with matching units, space and plumbing for a washing machine and tumble dryer, uPVC glazed door leading out to the rear garden. From the utility is access into the garage, with an epoxy coated floor, door leading to the rear garden and a up and over door to the front. Outside tap.

## 32 Shimmin Road, Reayrt Mie, Ballasalla

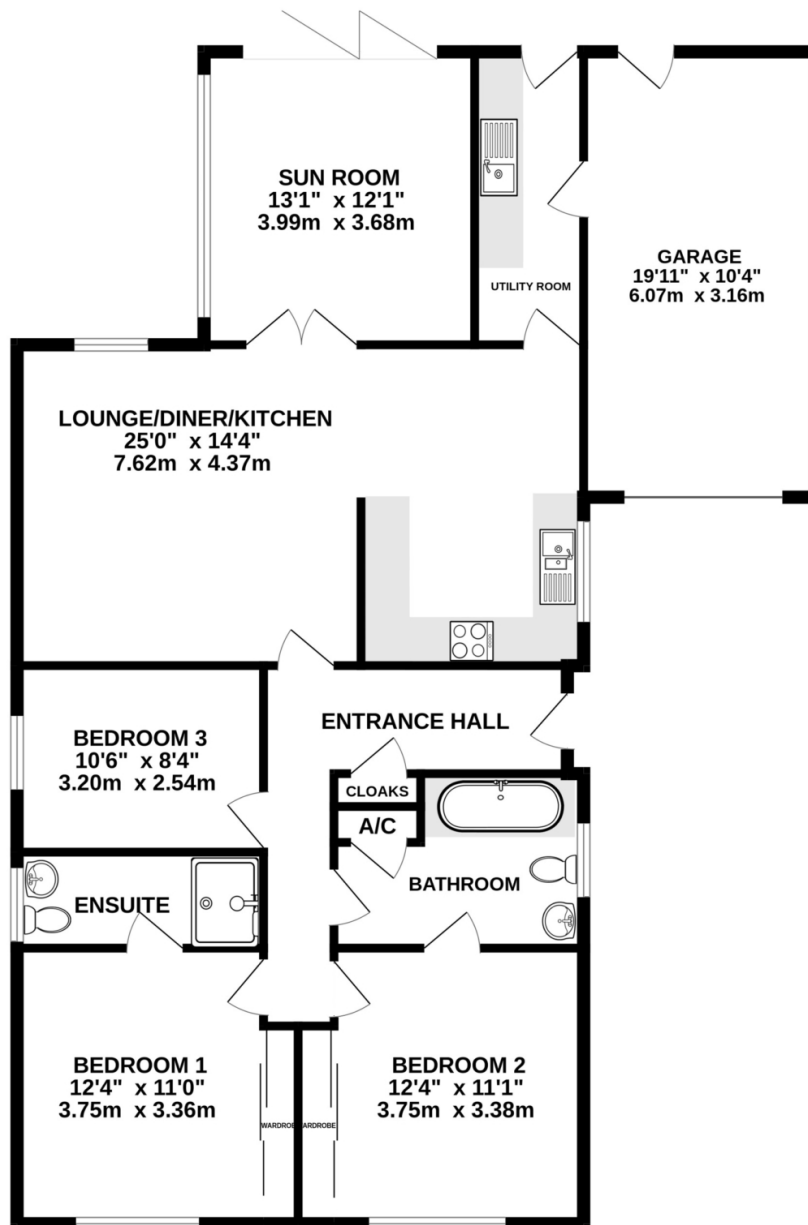
The property benefits from three good sized bedrooms. Bedroom 1 is situated to the front of the property with built in wardrobe with three mirrored sliding doors and a door leading into the en-suite. The en-suite shower room is fitted with a modern Villeroy & Boch suite comprising of a large walk in shower cubicle, wash hand basin with mirrored cabinet above and WC, tiled floors. Bedroom 2 is also situated to the front and a generous bedroom with a fitted wardrobe with three mirrored sliding doors and a door leading into the 'Jack & Jill' bathroom. The Bathroom can be accessed from the entrance hall and bedroom 2 and features a contemporary Villeroy and Boch suite featuring a bath with shower over, wash hand basin with mirrored cabinet above and WC, tiled floors. A good sized airing cupboard. Bedroom 3 is a good sized bedroom.

To the rear of the property there is a generously sized private garden, mainly laid to lawn with a patio area directly off the sunroom. The garden attracts the sun for most of the day, with the steam railway line bordering the property. The rear garden is not overlooked.

The current vendors opted for additional improvements during the build to include; granite worktops, built in wardrobe to Bedroom 2, epoxy coated garage floor. Karndean flooring to the main living areas and Bedroom 3.

## FLOORPLAN

GROUND FLOOR  
1419 sq.ft. (131.8 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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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## Disclaimer

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