



ASKING PRICE

£539,950

## THE DETAILS



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33 Arbory Street  
Castletown  
£539,950

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PROPERTY DETAILS FOR  
**33 Arbory Street, Castletown**



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## 33 Arbory Street, Castletown





## THE DESCRIPTION

- Immaculately presented mid-terrace Townhouse
- Renovated to a high standard throughout
- Situated in a sought-after area in Castletown
- Spacious Kitchen/Diner, Utility Room
- 1<sup>st</sup> Floor Living Room, Study/Bedroom 4
- 3 Bedrooms, 3 Bathrooms
- Basement
- Rear Garden with road frontage
- Gas Fired central heating, Double Glazed Throughout
- Offered for sale with no onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 33 Arbory Street to the market. Situated in the centre of Castletown, the property is conveniently situated within walking distance of local shops, pubs, restaurants and schools, a short 5 minute drive to Ronaldsway Airport and King Williams College.

The property has been beautifully renovated throughout, blending the original character and modern living to create this lovely home. Upon entering the property there is an entrance porch which leads into the entrance hall with stairs up to the first floor and a set leading to the basement level. The utility room is situated to the front of the property and fitted with a range of wall, base and drawer units with contrasting worktops incorporating a sink and drainer, laundry hanging space and privacy blinds. Off the entrance hall is a ground floor shower room fitted with a rainforest style shower, wash hand basin and WC. To the rear of the property there is a spacious dining kitchen with a sunroom extension with Velux windows. The kitchen is fitted with a comprehensive range of base, wall and drawer units with contrasting worktops, one and a half bowl sink and drainer, unit, electric oven, grill, dishwasher, fridge freezer, central island with five ring gas hob. A set of bi-fold doors lead out to the rear garden.

Taking the feature stairs to the lower ground floor where there is a superb space, which could be utilised as a gym or cinema room, with a room behind perfect for a wine store.

## 33 Arbory Street, Castletown

The bespoke feature staircase continues to the upper floors. On the first floor is large living room situated to the rear with a feature log burner and built in storage. To the front there is another room, currently used as an office, but could be used as additional bedroom space if required. On the second floor is a double bedroom to the front aspect, and a large double bedroom to the rear with built in wardrobes. The bathroom is fitted with a modern suite comprising of a bath with shower over, wash hand basin and WC. On the top floor is a good size double bedroom with a dormer window and great views over Castletown. The en-suite comprises of a corner shower, wash hand basin and WC.

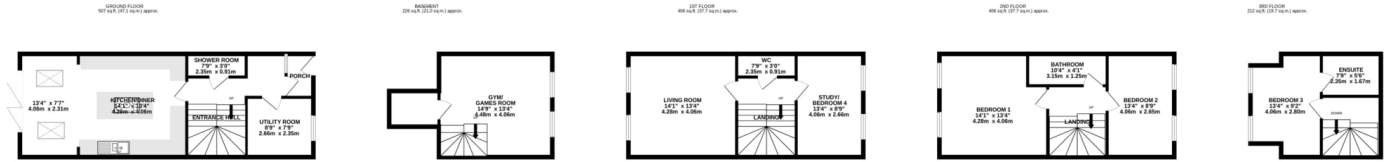
To the rear is a private enclosed rear garden with a patio, lawned garden, large storage shed, wood shed and gate access leading out to Farrants Way. Previous planning approval for the wall to be removed to create a car port with parking for two cars (now lapsed).

Hardwood sliding sash windows to the rear and uPVC double glazed windows to the front. Gas fired central heating.



# PROPERTY DETAILS FOR 33 Arbory Street, Castletown

## FLOORPLAN



TOTAL FLOOR AREA: 1757 sq.ft. (163.2 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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