



ASKING PRICE

£419,950

## THE DETAILS



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37 Faaie Ny Cabbal

Kirk Michael

£419,950

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

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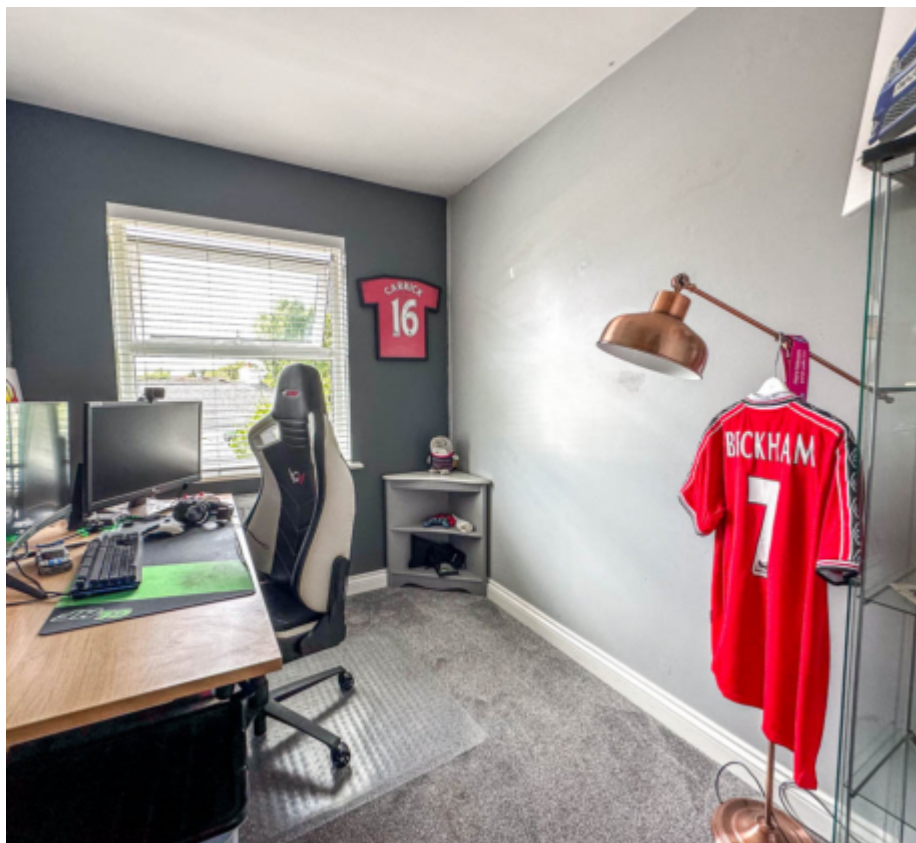
















## THE DESCRIPTION

- Well presented semi-detached house
- Situated in a quiet cul-de-sac location in Kirk Michael
- Entrance Hall, 3 Reception Rooms
- Breakfast Kitchen with Family Room, Utility Room
- 4 Bedrooms, 2 Bathrooms (1 En-suite)
- Private Paved Rear Garden
- Off road parking for two cars
- Oil Central Heating, uPVC double glazed

## THE PROPERTY

Black Grace Cowley are delighted to offer 37 Faaie Ny Cabbal to the market. A well presented semi-detached house situated in a quiet cul-de-sac in Kirk Michael Village. Within walking distance of Kirk Michael Primary School, local amenities and regular bus route servicing Ramsey, Peel and Douglas.

Entering the property through the composite front door which leads into a welcoming entrance hall with carpeted stairs leading to the first floor and an understairs storage cupboard. At the front of the property, accessed off the hall, is a good size lounge, currently used as a home office, with a uPVC double glazed window to the front aspect. At the end of the hall is a modern breakfast kitchen which is fitted with a comprehensive range of grey wall, base and drawer units with contrasting worktops and matching island with seating for two. Integrated fridge, freezer, dishwasher, double oven, microwave and induction hob. From the breakfast kitchen is an opening into a lovely dual aspect family room with a feature multi-fuel burner, three Velux windows and uPVC double glazed door leading onto the rear paved garden. The dining room is situated to the rear of the property, accessed from the kitchen via an opening, and provides access into the utility room with space and plumbing for a washing machine and tumble dryer and door leading into another reception room.

On the first floor is a spacious landing with built in storage cupboard. Bedroom 2 is situated to the front of the property and is a good sized double bedroom. Bedroom 4 is situated to the rear and is a good sized single bedroom. The family bathroom is fitted with a modern three piece suite comprising of a bath with shower over, wash hand basin and WC. From the landing there is a door leading into a hallway which provides access to Bedroom 1 and 3. Bedroom 1 is a superbly sized room with a uPVC double glazed window to the front aspect and a door leading into a modern en-suite shower room, fitted with a walk in shower cubicle, wash hand basin and WC. Bedroom 3 is another good sized double bedroom.



PROPERTY DETAILS FOR

## 37 Faaie Ny Cabbal, Kirk Michael

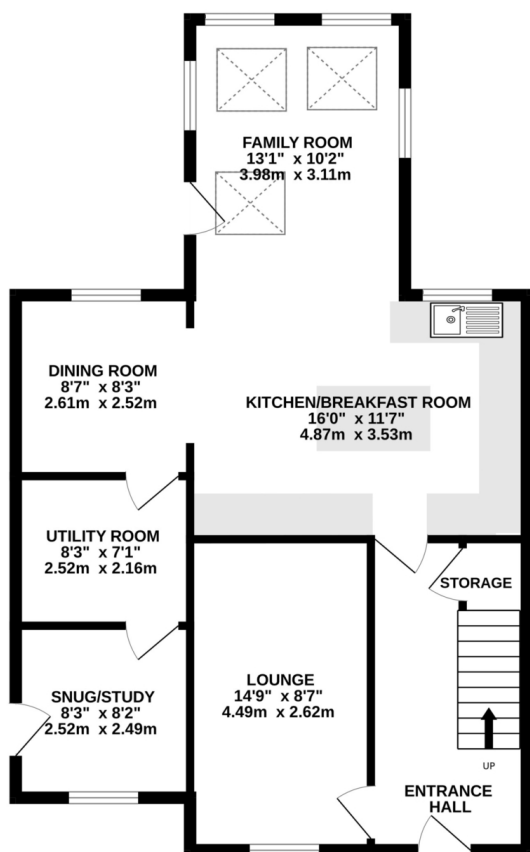
To the front of the property there is a driveway providing off street parking for two cars and a small lawned garden. To the rear, there is a private paved garden with timber fencing to three sides and a substantial composite shed.

uPVC double glazed throughout. Oil fired central heating.

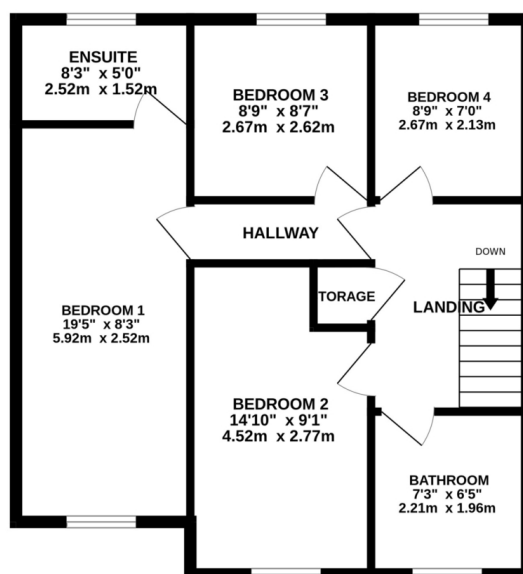


## FLOORPLAN

GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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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## 37 Faaie Ny Cabbal, Kirk Michael

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