



ASKING PRICE

£449,000

THE DETAILS

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13 Ballagarey Road
Glen Vine
£449,000

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











THE DESCRIPTION

- Large Detached True Bungalow situated in an excellent sized plot
- Centrally located just 10 minutes from Douglas and Peel, and within walking distance of Marown School
- Retaining many original features such as original Parquet flooring and high ceiling heights
- Contemporary style Kitchen Diner, Bay Fronted Living Room with Log Burner
- 3 Bedrooms, Modern family Bathroom
- Utility Room, Cloakroom WC
- Lawned Gardens to the front and rear
- Detached Single Garage, Off street parking for 5+ vehicles
- Planning Approval for a Loft Conversion and ground floor extension 23/01047/B (<https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0AYK7IPJ2U00>)
- uPVC double glazed throughout, Oil Fired Central Heating
- Offered for sale with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 13 Ballagarey Road in Glen Vine to the market. This extremely spacious detached true bungalow sits in a fantastic sized plot with a lawned walled garden to the front with off street parking for 5+ vehicles.

A footpath from the drive leads up to the entrance door, which takes you into the entrance porch and leads through to an L-shaped entrance hallway with original Herringbone Parquet floors, built in storage cupboards and a loft hatch giving access to the roof space. Off the entrance hall, the parquet floor continues into the lounge and open-plan kitchen dining area. The lounge has a large arched bay window with a large uPVC double glazed bay window offering plenty of natural light and views up to distant hillside, a feature log burner with a slate hearth and an arched opening into the kitchen dining space. The kitchen/diner is a dual aspect room with four double glazed windows offering plenty of natural light and looking onto the rear garden. The dining area is a continuation of the Parquet flooring which leads then on to the kitchen, which has a wood effect Karndean floor. The kitchen is fitted with a range of contemporary country style grey wall and base units with integrated appliances and marble effect worktops. From the kitchen/diner, there is a door into the rear lobby, off of which there is a rear door leading out the rear garden, utility room and cloakroom WC. The utility room has matching base units to the kitchen, houses the oil fired central heating boiler and has space and plumbing for a washing machine. Also off the rear lobby there is a modern cloakroom WC, fitted with a wash hand basin and WC.

13 Ballagarey Road, Glen Vine

From the entrance hall there are 3 bedrooms, bedrooms 1 and 3 are situated to the front of the property, both good size double bedrooms, bedroom 3 has built in storage. Bedroom 2, is a large double bedroom situated to the rear of the property. The family bathroom has been recently modernised and fitted with a large walk in shower cubicle with rain shower head over, freestanding contemporary double ended bath with mixer tap over, 'His' and 'Hers' wash hand basins with vanity unit below and illuminated mirrors above and WC, tiled floors with underfloor heating.

At the very end of the driveway there is a detached single garage with an up and over door to the front and a uPVC double glazed window to the rear. The rear garden has defined wall and fenced boundaries to all sides, a large patio area directly at the back, which will attract the west facing setting sun. The rest of the garden is then mainly laid to lawn, mature shrub borders and gates either side, giving access back out to the front driveway and front gardens

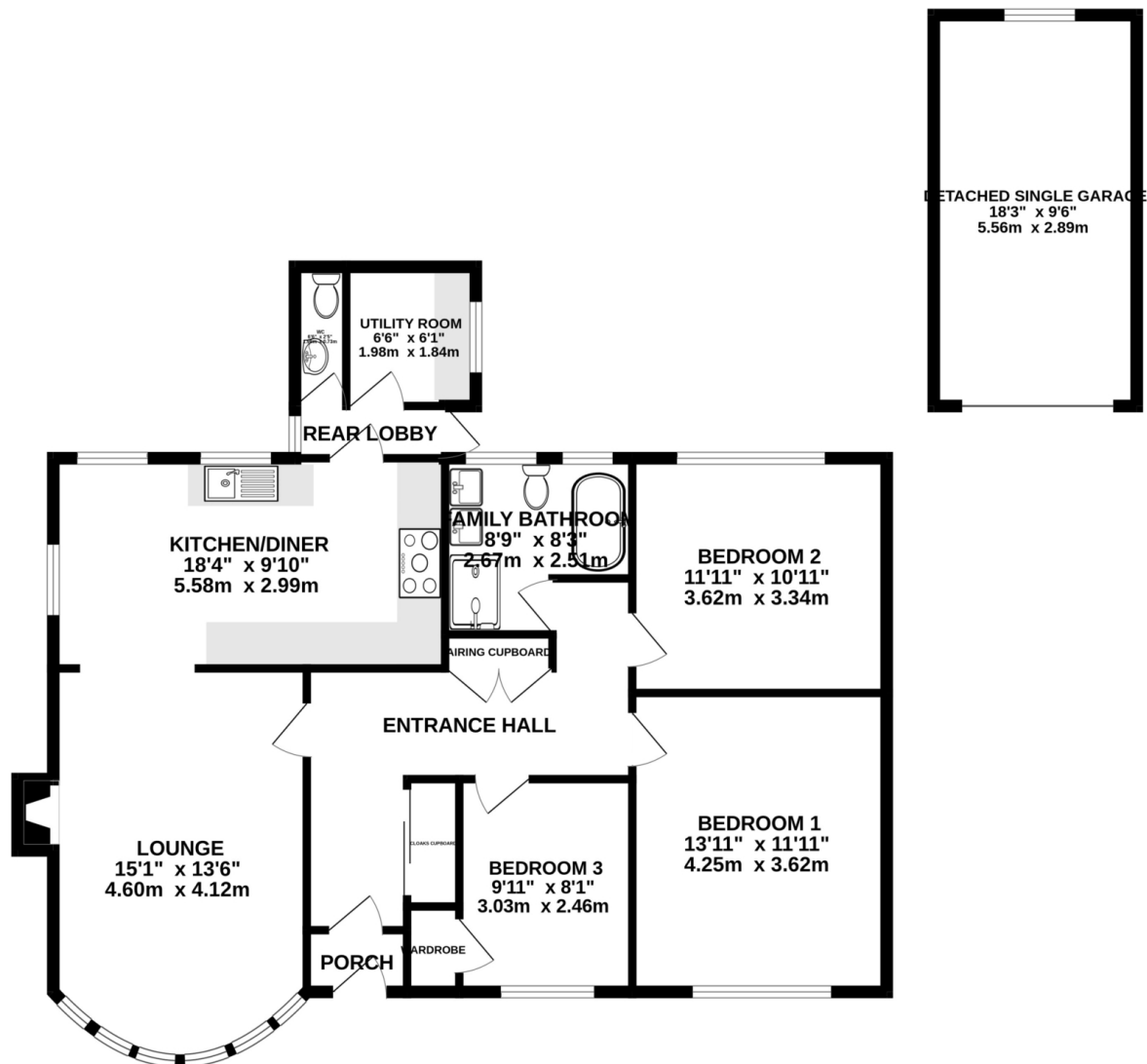
13 Ballagarey Bungalow is situated within easy travelling distance to Marown School, and just a 10-15 minute drive from Douglas and Peel. Close to local bus routes.

Planning approval for alterations and extensions to existing dwelling including erection of rear extension, installation of rear dormer – Planning Ref: 23/01047/B

Oil fired central heating. uPVC double glazed. Underfloor heating to the family bathroom.

FLOORPLAN

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

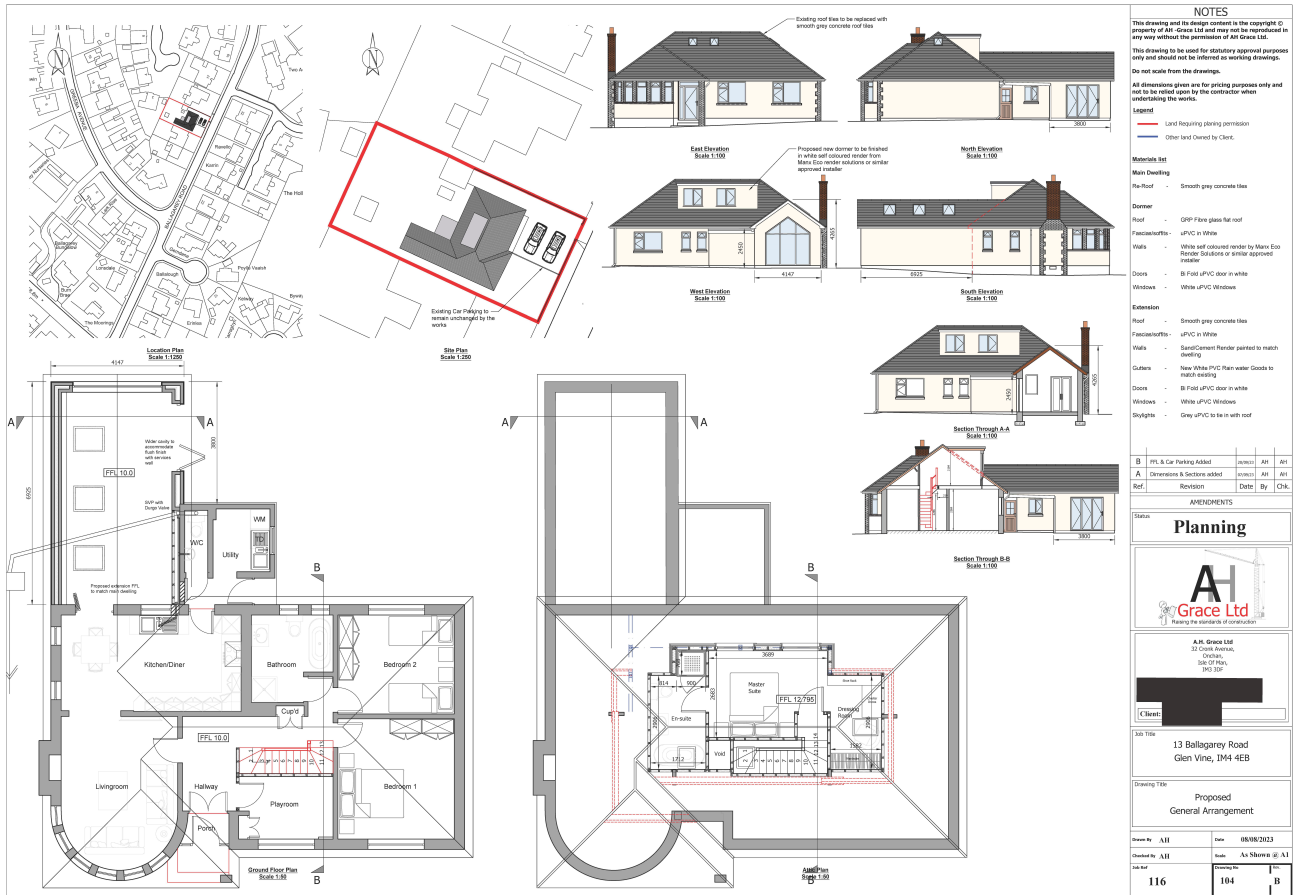


TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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 13 Ballagarey Road, Glen Vine

FLOORPLAN





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