



ASKING PRICE

£589,000



## THE DETAILS

 4     2     1



1 Meayll Drive  
Ballakilly, Port St Mary  
£589,000

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















PROPERTY DETAILS FOR

# 1 Meayll Drive, Ballakilly, Port St Mary

## THE DESCRIPTION

- Detached executive house on a large corner plot in Port St Mary
- Within easy walking distance of local amenities and Port Erin
- Open-plan kitchen diner, Lounge
- Downstairs WC, Utility Room
- 4 good-sized bedrooms, three with built-in wardrobes
- Family Bathroom, En-suite Shower Room
- Integral garage
- Off-street parking for two vehicles
- Fully landscaped rear garden
- Gas-fired central heating with dual-zone Nest system, Double glazed throughout

## THE PROPERTY

Black Grace Cowley are delighted to bring 1 Meayll Drive to the market. This modern, double-fronted executive home occupies a generous corner plot within the sought-after Ballakilly estate in Port St Mary. To the front of the property, a well-maintained lawned garden is complemented by a block-paved driveway providing off-street parking for two vehicles. A composite entrance door opens into a welcoming hallway, complete with carpeted stairs rising to the first floor and access to a convenient downstairs WC, fitted with a wash hand basin and frosted window.

The spacious living room features a recently installed media wall and a large front-facing window with fitted shutters, enjoying views towards Bradda Head. Double doors lead through to the impressive open-plan kitchen diner, where a set of bi-fold doors flood the space with natural light and provide access to the rear garden. The dining area comfortably accommodates a table for six to eight guests, while the contemporary kitchen is fitted with a range of modern wall and base units, integrated appliances, a breakfast bar and a rear-facing window. A separate utility room offers additional storage, a stainless steel sink and space and plumbing for both a washing machine and tumble dryer, along with a door providing external access to the side of the property. From here, there is internal access to the integral garage, which benefits from an electric roller door and houses the gas central heating boiler.

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To the first floor, a generous landing with a built-in airing cupboard leads to four well-proportioned bedrooms. The principal bedroom enjoys fitted wardrobes and lovely views towards Bradda Head, along with access to a private en-suite shower room. Bedrooms two and three are both spacious doubles, with bedroom two featuring built-in wardrobes, while bedroom four is also a good-sized room with additional storage. The family bathroom is stylishly appointed with a panelled bath, overhead rain shower, wash hand basin, WC, and fully tiled flooring.

Externally, the rear garden has been recently landscaped and is fully enclosed, offering a safe and private outdoor space. A feature patio extends from the kitchen diner and wraps around to the side of the property, where a storage shed is located. The garden is mainly laid to lawn, with a paved pathway leading to a south-west facing corner that has been prepared with power and cabling for a hot tub (available by separate negotiation).

Ideally positioned, the property is within easy walking distance of local schools, amenities, bus routes, and the beach, with Port Erin and Port St Mary close by. Castletown and Ronaldsway Airport are also just a short drive away.

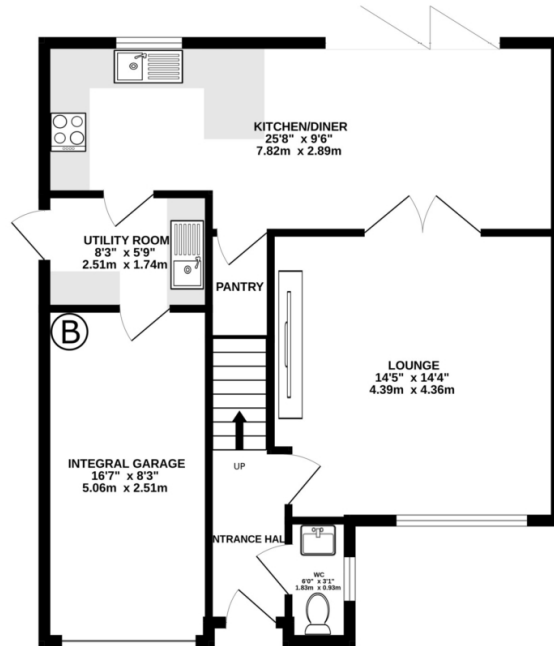
To fully appreciate the quality and finish of this superb home, early viewing is highly recommended through Black Grace Cowley.

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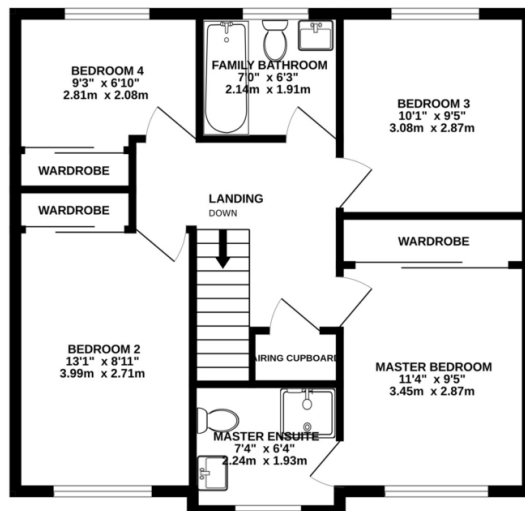
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# FLOORPLAN

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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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