



ASKING PRICE

£349,950



THE DETAILS



3



1



3



22 Clybane Road

Douglas

£349,950

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

PROPERTY DETAILS FOR
22 Clybane Road, Douglas



PROPERTY DETAILS FOR
22 Clybane Road, Douglas





PROPERTY DETAILS FOR

22 Clybane Road, Douglas

THE DESCRIPTION

- Semi-Detached House situated in a popular Residential Location
- Entrance Hall, Downstairs WC
- Lounge, Dining Room, Breakfast Kitchen
- Conservatory
- 3 Bedrooms, 1 Bathroom
- Off road parking for 1 car
- Front and Rear Gardens
- Gas fired central heating, uPVC double glazed

THE PROPERTY

Black Grace Cowley are pleased to offer 22 Clybane Road to the market, a semi-detached house situated in the highly sought after Farmhill Development. The property is situated within walking distance of Ballacottier Primary School, local Spar Shop and on a regular bus route.

To the front of the property there is off street parking for two vehicles. Entering the property via the uPVC double glazed front door which leads into the entrance hall with stairs to the first floor and a downstairs WC. To the front of the property, accessed via the entrance hall, is the lounge with a feature electric fire and double doors leading through to the dining room. The dining room is situated to the rear of the property and benefits from uPVC double glazed sliding doors. From the dining room, there is a door providing access into the breakfast kitchen, also accessible via the entrance hall, which is fitted with a range of wooden base, wall and drawer units with contrasting worktops and a matching breakfast bar. From the breakfast kitchen there is access into the conservatory which is uPVC double glazed to three sides and has a door leading out to the rear garden. Lastly, the property benefits from a single garage which can be accessed internally via the kitchen and has an up and over door to the front.

On the first floor there is a good sized landing with a built in airing cupboard. There are three bedrooms, two of which are good sized double bedrooms and bedroom 3 is a single room, and a family bathroom.

The property benefits from a private rear garden which is mainly laid to lawn with a paved patio accessible off the dining room and conservatory.

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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



PROPERTY DETAILS FOR

22 Clybane Road, Douglas

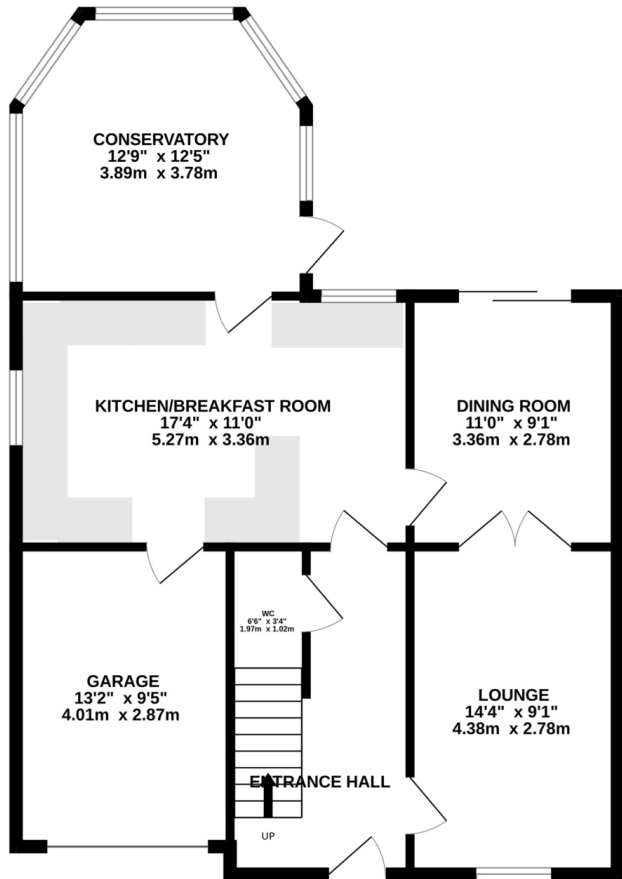
The property would benefit from some cosmetic improvement. Gas fired central heating. uPVC double glazed.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

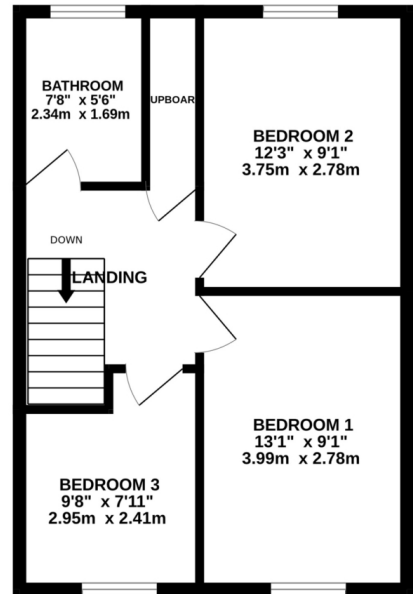
a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

FLOORPLAN

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 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.
Made with Metropix ©2025



PROPERTY DETAILS FOR

22 Clybane Road, Douglas

Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

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