

51 Barrule Park, Ramsey

Ref No DRP01243



PRICE £575,000

DOUGLAS

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CASTLETOWN

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51 Barrule Park, Ramsey

- Spacious Bespoke Detached Dormer Bungalow
- 2 Reception Rooms
- 4 Bedrooms (1 en-suite)
- Breakfast Kitchen
- Family Bathroom & Separate WC
- Utility Room
- Integral Double Garage
- Oil Central Heating
- uPVC Double Glazing
- Driveway with Off-Road Parking
- Front & Rear Gardens
- Close to all Town Amenities

Designed and constructed on an individual basis in 2000 by a local builder, this spacious bespoke detached dormer bungalow offers great prospects to the market. Situated in a sought after cul-de-sac within close proximity to all the amenities Ramsey offers and the Mountain Road to Douglas. Providing for an excellent private family home.

The price is to include the fitted floor coverings

DIRECTIONS TO PROPERTY:

From Parliament Square head towards the Mountain on the A18 Albert Road onto Albert Terrace. Follow the Road past the Coronation Park and up May Hill. Go past the Matrix sign for the Mountain and around the corner. Take the first turning on the right into Barrule Park. On entering Barrule Park take the first turning on the left hand side. Number 51 is the fourth Bungalow along on the right hand side.

51 Barrule Park, Ramsey

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL Spacious hallway with stairs to the first floor. Understairs cupboard. Coved ceiling. Radiator.

WC White suite comprising WC and vanity hand wash basin. Tiled to the sink area. Opaque glazed window.

BEDROOM 1 (12'9" x 11'11" approx) Radiator. Coved ceiling. Television point. Built in wardrobes.

EN-SUITE (17'1" x 6'2" approx) White suite comprising panelled bath, vanity hand wash basin and WC. Shower cubicle with mains shower. Coved ceiling. Extractor fan. Airing cupboard. Ceiling downlights.



51 Barrule Park, Ramsey

LOUNGE (17'1" x 16'4" approx) Feature fireplace with brick surrounding and oak mantel. Coved ceiling. Television point. 2 radiators. Wall lights. Sliding doors leading to the patio area.

DINING ROOM (11'3" x 10'4" approx) Window to the front aspect. Radiator. Coved ceiling. Radiator. Television point. Wall light.



51 Barrule Park, Ramsey

BREAKFAST KITCHEN (13'0" x 9'0" & 12'8" x 11'1" approx) Cream shaker eye level and base units with laminate worktop over. 1 ½ bowl stainless steel sink and drainer. Tiled splashback. Electric range oven and grill. Space for American fridge/freezer. Ceiling downlights. Coved ceiling. Oak effect flooring. **Breakfast area:-** Oak effect flooring. Radiator. Feature brick wall.



UTILITY ROOM (13'0" x 6'6" approx) Door and window to the rear. Megaflo hot water cylinder. Oil fired boiler. Eye level and base units. Stainless steel sink and drainer. Coved ceiling. vinyl floor covering. Space for fridge/freezer. Extractor fan.

51 Barrule Park, Ramsey

FIRST FLOOR

LANDING

BEDROOM 2 (17'1" x 10'6" approx) Window to the front aspect. Coved ceiling. Radiator. Television point. Exposed beams. Built in wardrobes.

BEDROOM 3 (12'8" x 11'11" approx) Window to the front aspect. Coved ceiling. Exposed beams. Radiator. Television point. Built in wardrobes.



51 Barrule Park, Ramsey

BEDROOM 4 (14'9" x 11'2" approx) Coved ceiling. Exposed beams. Radiator. Velux window. Television point.

FAMILY BATHROOM (10'2" x 7'7" approx) White suite comprising panelled bath, vanity hand wash basin and WC. Opaque glazed window. Shower cubicle with mains shower. Chrome heated towel rail. Fully tiled walls. Ceiling downlights.



OUTSIDE To the front of the property there is a paved driveway with off-road parking for several vehicles. Lawned gardens with fence and hedging boundary. To the rear of the property is a large lawned garden with patio area enclosed with hedging and fencing.

INTEGRAL GARAGE (17'11" x 17'11" approx) Electric up and over doors. Loft access. Concrete screed floor.

51 Barrule Park, Ramsey

SERVICES

All mains services are installed.

Oil fired central heating.

Double glazing.

ASSESSMENT

Rateable value TBC Approx Rates payable TBC (incl. of water rates).

TENURE

FREEHOLD

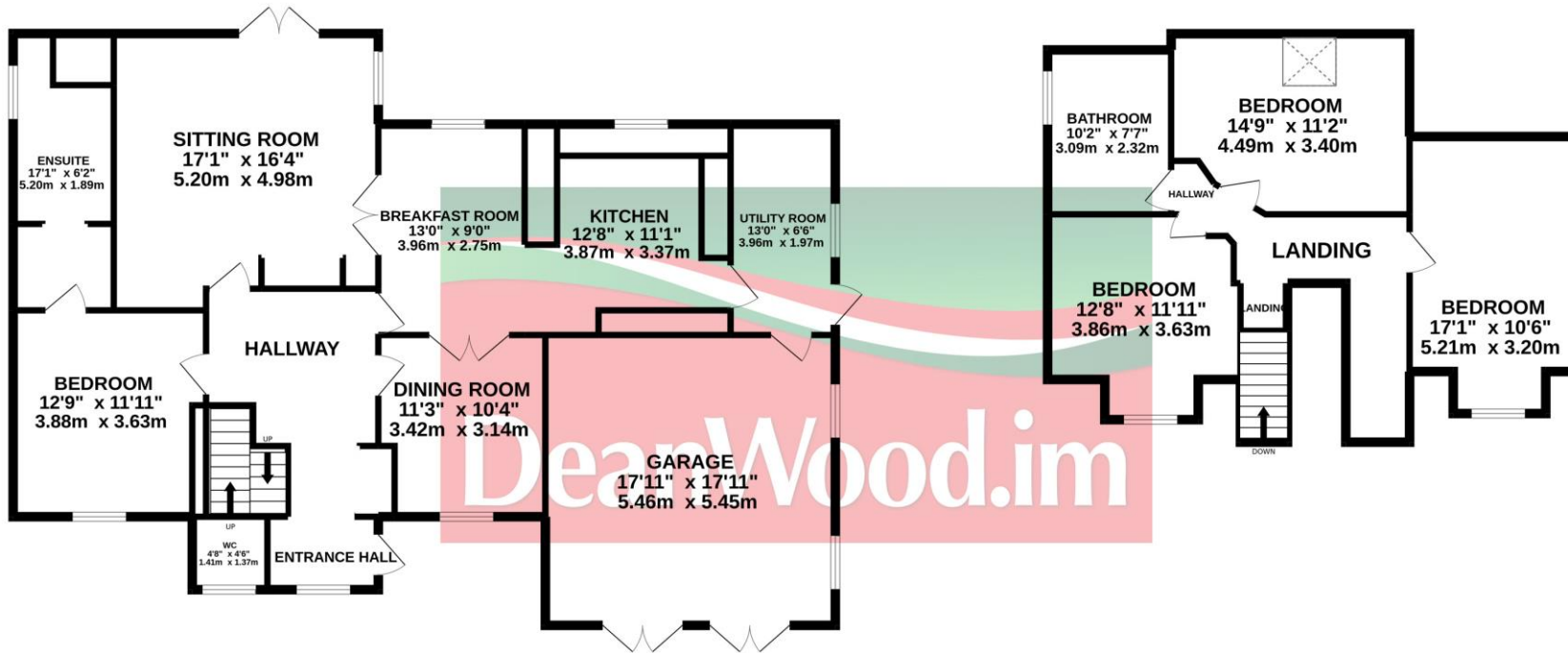
VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

51 Barrule Park, Ramsey

GROUND FLOOR
1526 sq.ft. (141.7 sq.m.) approx.

1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 2181 sq.ft. (202.7 sq.m.) approx.

Not to scale for identification purposes only
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