

OUTSIDE

The front of the property has been brick paved gravelled with boundary dwarf walls, providing off-road parking. The rear of the property is enclosed with part decking and part laid to lawn. A summer house is situated at the end of the garden and is currently utilised for storage but could become an extra room.

SERVICES

All mains services are installed.
Oil Fired central heating.
uPVC double glazing.

ASSESSMENT

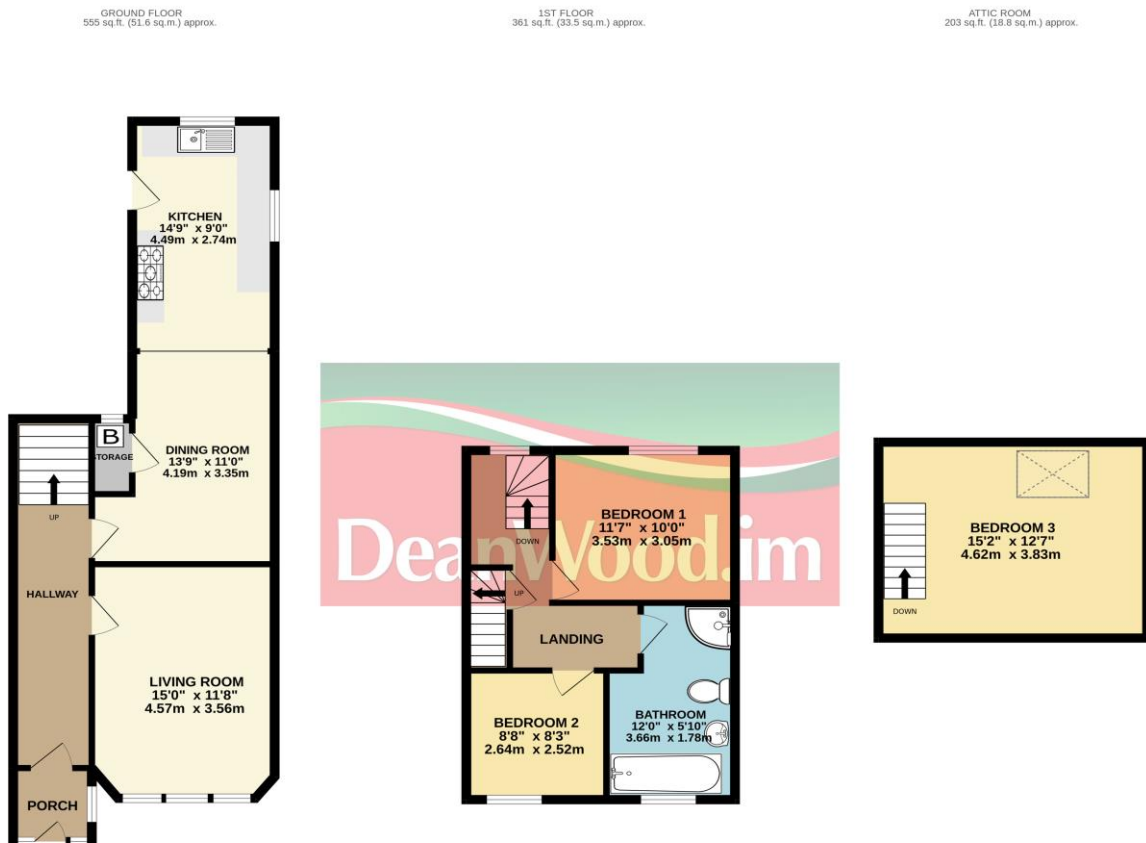
Rateable value TBC Approx Rates payable TBC (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.
Not to scale-for identification purposes only
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Claddagh View, Main Road, Sulby
Ref No DRP01246

- Charming Rural Village Cottage
- 3 Double Bedrooms
- Lounge
- Open Plan Kitchen/Dining Room
- Well Appointed Modern Bathroom
- Off Street Parking
- Enclosed Rear Garden with Summer House
- Oil Fired Central Heating
- uPVC Double Glazing



PRICE £359,950

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

60 PARLIAMENT STREET
ISLE OF MAN
IM8 1AJ

01624 816111

ramsey@deanwood.co.im



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The price is to include the fitted floor coverings.

DIRECTIONS TO PROPERTY:

From Ramsey take the A3 Lezayre Road towards Sulby. Go past the Ginger Hall and over Sulby Bridge and Claddagh View can be found on the Mian Road opposite Kella Distillery, clearly identified by our 'For Sale' Board.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL Wooden flooring. Panel radiator. Stairs to the first floor. Doors to the lounge and dining room.

LOUNGE (15'0" x 11'8" approx) Window to the front aspect. Open fireplace. Panel radiator. Television point.

KITCHEN/DINING ROOM (14'9" x 9'0" approx) & (13'9" x 11'0" approx) Modern kitchen dining room, breakfast bar, Cookmaster range electric oven gas stove with extractor fan. Double drop sink with mixer tap.

Plumbing for washing machine and tumble drier. Space for fridge freezer. Tiled splashbacks, Wooden flooring, panel radiator.



FIRST FLOOR

LANDING

BEDROOM 1 (11'7" x 10'0" approx) Window overlooking the rear aspect. Radiator. Television point.

BEDROOM 2 (8'8" x 8'3" approx) Window overlooking the front aspect. Radiator. Television point.



FAMILY BATHROOM (12'0" x 5'10" approx) Window overlooking the front aspect. Modern white suite comprising panelled bath with shower attachment, Pedestal hand wash basin and WC. Corner shower cubicle with mains shower. Tiled to the floor and walls. Chrome heated towel radiator. Ceiling downlights. Extractor fan.



SECOND FLOOR

BEDROOM 3 (15'2" x 12'7" approx) Velux window. Vaulted ceilings with exposed beams. Radiator. Ceiling spotlights.

