

# Amnis de Russyn, Phildraw Road, Ballasalla

Ref No DCP01155



**PRICE £899,950**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

01624 620606

[info@deanwood.co.im](mailto:info@deanwood.co.im)

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

01624 825995

[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

## RAMSEY

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

01624 816111

[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)

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- Detached Spacious True Bungalow
- Private and Secluded Village Location Enjoying Delightful Views over Silverburn River
- 3 Reception Rooms
- Ultra Modern Open Plan Living Kitchen
- Conservatory
- Master Bedroom with Large Dressing Room and En-Suite
- 3 Further Double Bedrooms
- Family Bathroom
- Oil Fired Central Heating
- uPVC Double Glazing
- Front and Rear Gardens with Large Driveway and Ample Parking and Car Port
- Viewings Highly Recommended



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The property is located in one of the most sought after roads in the south of the island. It is secluded hidden behind well established trees and bushes set back from the road. On entering the property, there is a large circular driveway providing an abundance of off-road parking, with the addition of car port at the side of the property. The front garden includes a lawn area with established trees and bushes to the borders. The rear of the property is a generous lawned area enjoying spectacular views up and down the Silverburn River and over towards the glen and hills beyond. The property also benefits from having two generous south west facing patios; one having direct access to the kitchen through bi-fold doors, the other having access from the conservatory and bedrooms 1 and 2. Both patios are linked and have attractive stairs leading to the lawned area. Mature trees and shrubs to border provide further privacy and seclusion.





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The price is to include fitted floor coverings.

### **DIRECTIONS TO PROPERTY:**

Travelling out of Castletown towards the airport, continue through Ballasalla and over the level crossing. At the first mini-roundabout take the first exit and then the second exit at the next mini-roundabout. Pass the turning to Abbots Way and take the next left into Phildraw Road. Amnis de Russyn will be found as the fourth property on the left hand side behind tall conifer trees.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**ENTRANCE** Solid timber double doors with glazed panels beside leading to:-

**ENTRANCE HALL** Loft access. Vinyl floor covering.



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**LIVING ROOM** (20'2" x 18'8" approx.) Large picture window with window seat enjoying garden views. Feature multi-fuel burner on a raised brick hearth. Fully glazed sliding door to conservatory. Open archway through to dining room. Coved ceiling.





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**DINING ROOM** (13'3" x 13'1" approx.) Double aspect room. Coved ceiling. uPVC double doors out to garden. Panel glazed door to kitchen.



**LIVING KITCHEN** (29'2" x 27'8" approx.) Modern living kitchen with excellent range of wall and base units with chrome handles and granite worktop. Integrated NEFF oven, additional grill and induction hob with extractor fan over. Integrated dishwasher. Double bowl sink with mixer tap and drainer. Kitchen island with excellent storage and bar seating. Marble tiled floor. Bi-folding doors opening to patio area. Door to utility room.





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**UTILITY** (8'5" x 5'5" approx.) Wall and base units. Plumbed for washer/dryer. Marble floor.



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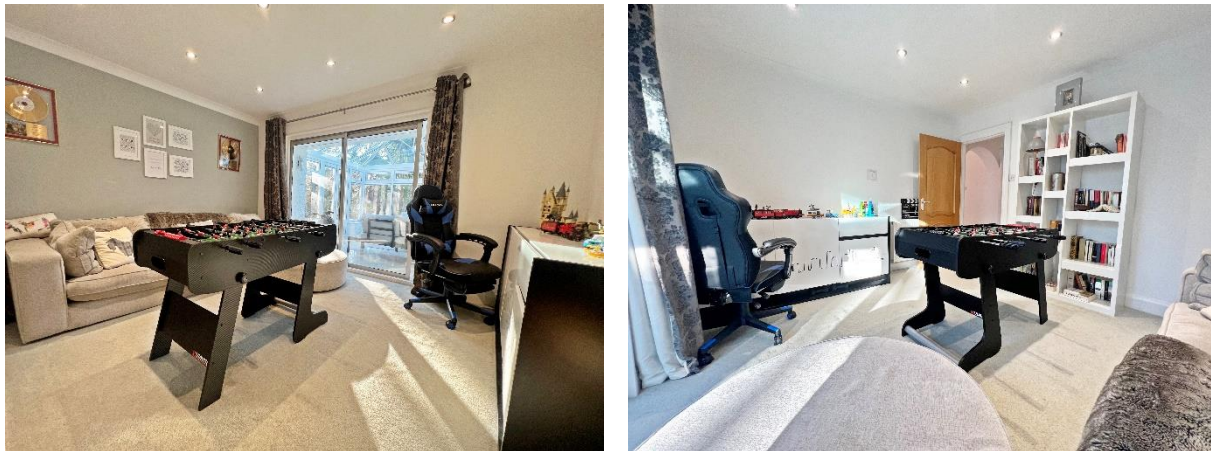
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**CONSERVATORY** (12'9" x 11'4" approx.) Fully glazed windows and roof with dwarf walls. Tiled floors. Double doors to patio area.



**WC** (6'7" x 4'2" approx.) Low flush WC and pedestal wash hand basin.

**STUDY/BED 4** (13'10" x 11'3" approx.) Good size double bedroom suitable for home office. Double glazed sliding doors to conservatory.





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**BEDROOM 3** (13'0" x 12'0" approx.) Spacious bedroom with recess for wardrobes.



**BATHROOM** (13'0" x 6'0" approx.) Fitted with a three piece white suite comprising panelled jacuzzi bath with shower cubicle over, low flush WC and wash hand basin. Excellent base units for storage with wall mounted mirrored cabinets above. Fully tiled walls and floor. Extractor fan.





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**BEDROOM 2** (13'0" x 11'0" approx.) Bright and airy room with uPVC double doors open to large patio area.



**BEDROOM 1** (15'0" x 11'11" approx.) Spacious master bedroom suite. uPVC double doors to large patio area. Opening to **Dressing Room** (13'0" x 5'0" approx.) with built-in wardrobes either side.







**EN-SUITE** (13'0" x 9'0" approx.) Generous master en-suite with spa bath, low flush WC, his and her bowl sinks with storage below and mirrored cabinets above, large double walk-in shower cubicle. Chrome towel radiator. Fully tiled walls and floor. Extractor fan.





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**SERVICES**

All mains services are installed.

Oil fired central heating.

uPVC double glazing.

**ASSESSMENT**

Rateable value £244

Approx Rates payable £1,667.25 (incl. of water rates).

**TENURE**

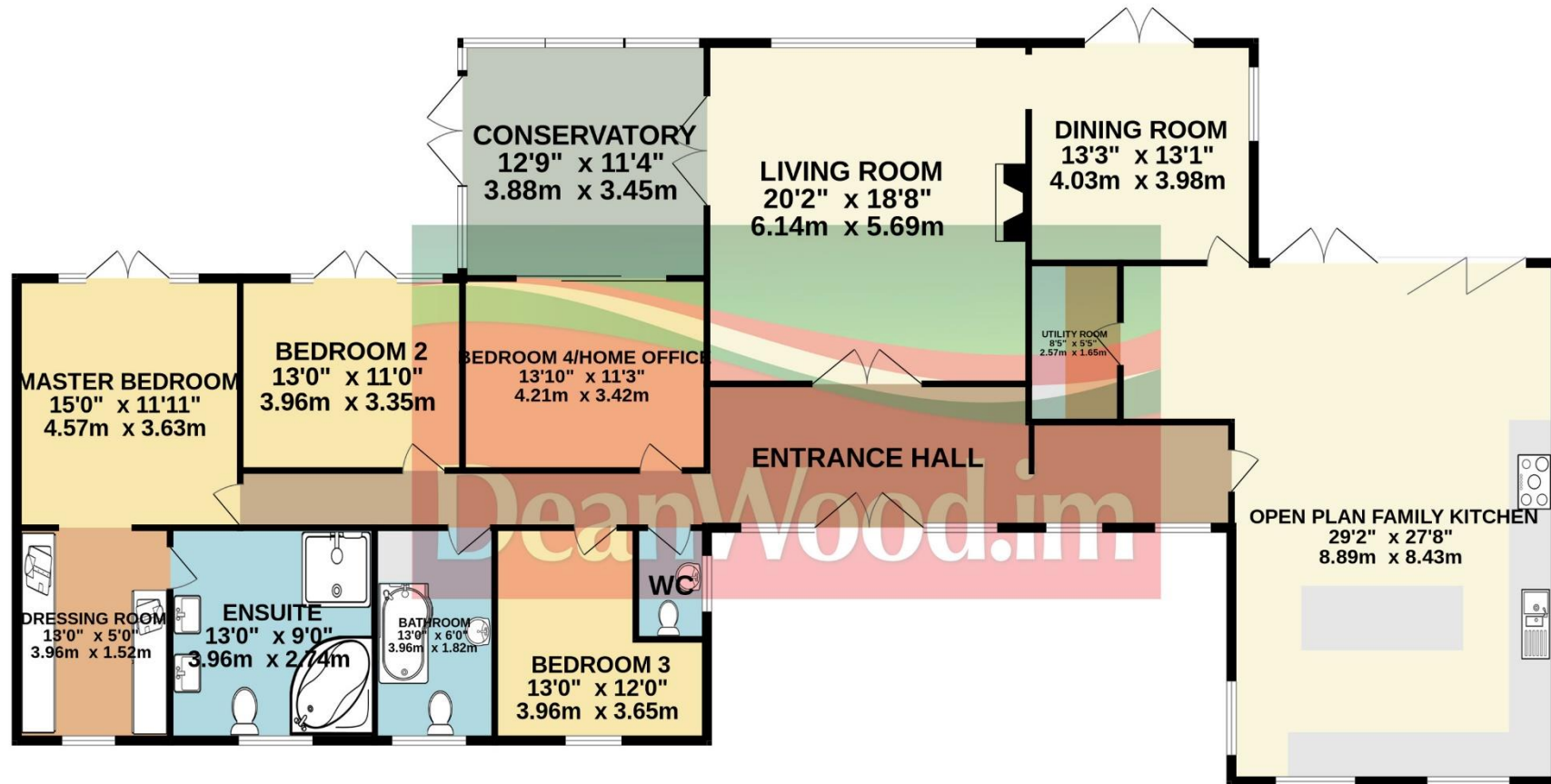
FREEHOLD

VACANT POSSESSION ON COMPLETION

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



**GROUND FLOOR**  
2796 sq.ft. (259.7 sq.m.) approx.



TOTAL FLOOR AREA : 2796 sq.ft. (259.7 sq.m.) approx.

Not to scale-for identification purposes only  
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