

Wayside, Ramsey Road, Laxey

Ref No DDP05580



PRICE £465,000

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CASTLETOWN

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- A Superb Detached Dormer Bungalow
- Extensive Elevated Rear Garden and Sun Terrace
- Enjoying Panoramic Views Over Laxey and Surrounding Countryside
- 3 Reception Rooms
- Fitted Kitchen and Utility Room
- 4 Bedrooms (2 En-Suite)
- Downstairs Family Shower Room
- Gas Fired Central Heating
- Double Glazing
- Sweeping Driveway with Large Rear Parking Area

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Steps leading up from the road to the front of the property and a lawned garden with trees and shrubs. To the other side, a sweeping driveway leads up to a generous paved parking area. Large rear garden with steps leading to patio area and summerhouse. Paths up and across the lawned areas. Hedging and trees to boundary.



The price is to include fitted floor coverings

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DIRECTIONS TO PROPERTY:

Leaving Onchan via Whitebridge Road, proceed through Baldrine into Laxey. Continue through Laxey, over the tram lines and onto the Ramsey Road. Wayside can be found immediately after the left turn into Ard Reayrt and clearly identified by our For Sale board.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH Fully glazed front door. Tiled flooring. Inner glazed door to:-

ENTRANCE HALL (25'0" X 14'10" approx.) Laminate wood flooring. Staircase to upper floors. Concealed radiator. Recessed downlights. Understairs cupboard.

LIVING ROOM (14'0" x 12'10" approx.) Attractive multi-fuel stove burner set on a stone hearth with wooden mantel above. TV and telephone point. Picture rail. Side window. Decorative ceiling. Double doors to conservatory.



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KITCHEN (13'3" x 6'10" approx.) A fully fitted kitchen with a good range of beech fronted wall and base units finished with a contrasting laminate worktop incorporating a 1½ bowl stainless steel sink with mixer tap and drainer and tiled splashbacks. Appliances include: freestanding electric cooker, integrated fridge and integrated dishwasher. Spotlights. Dual aspect windows. Tile effect flooring.



DINING ROOM (10'4" x 7'11" approx.) Laminate wood flooring. Side window. Alcove storage cupboards housing gas fired central heating boiler and shelving.



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UTILITY ROOM (6'10" x 6'2" approx.) Fitted with a range of wall and base units with laminate worktops. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Door to rear garden. Cupboard housing fuse board.

SNUG (12'0" x 10'0" approx.) Lovely front aspect over garden towards Laxey flour mill.



CONSERVATORY (11'10" x 11'0" approx.) Magnificent views towards Snaefell, Laxey Mill and distant rural views. Patio doors to front garden and patio.



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SHOWER ROOM (8'10" x 5'10" approx.) Walk-in wet room area with rain head shower head, WC and wash hand basin with mirror above. Attractive fully tiled walls and floor. Heated towel rail. Spotlights.

BEDROOM 3 (12'1" x 8'6" approx.) Dual aspect windows enjoying lovely front aspect views over Laxey. TV point.



BEDROOM 4 (10'5" x 8'8" approx.) Dual aspect windows with rear aspect. TV point.



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FIRST FLOOR

BEDROOM 1 (16'7" x 10'8" approx.) Exposed feature timber beams. Two large Velux windows with integrated blinds. Built-in wardrobes. Eaves storage.



EN-SUITE (8'6" x 6'9" approx.) Modern suite comprising a claw foot bath with chrome fittings and shower attachments, vanity wash hand basin and WC. Attractive fully tiled walls and flooring. Extractor fan. Wall mounted mirror. Heated towel rail.



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BEDROOM 2 (12'2" x 12'6" approx.) Exposed timber beams. Built-in wardrobes and eaves storage.



EN-SUITE (8'11" X 6'10" approx.) Contemporary suite comprising panelled bath, pedestal wash hand basin and WC. Half-tiled walls. Large Velux window. Downlights. Tiled flooring.



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SERVICES

All mains services are installed.

Gas fired central heating.

Double glazing.

ASSESSMENT

Rateable value £TBC

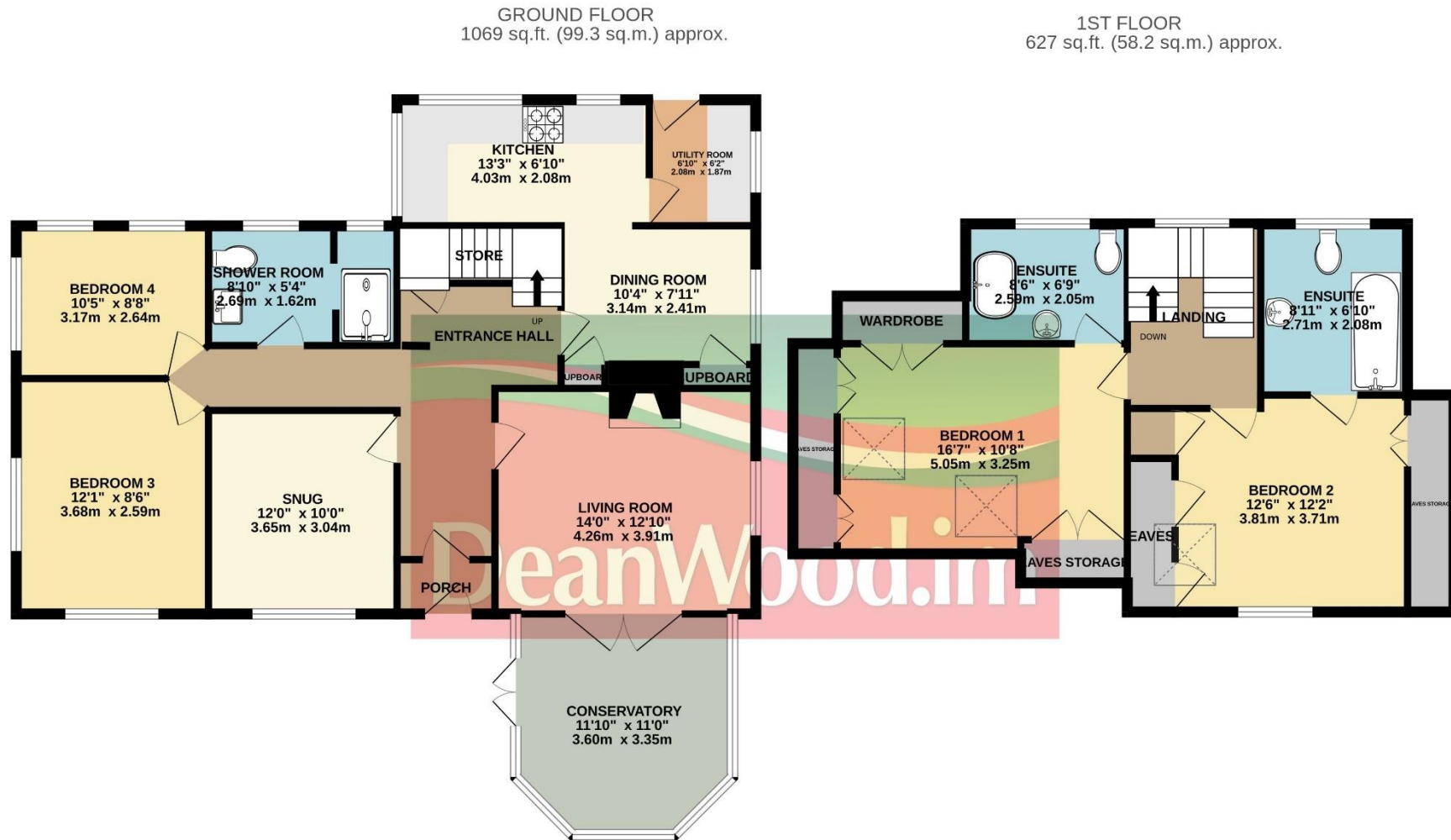
Approx Rates payable £TBC (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



TOTAL FLOOR AREA : 1696 sq.ft. (157.5 sq.m.) approx.

Not to scale-for identification purposes only
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