



**HARMONY  
HOMES** PART OF  
THE MCARD  
GROUP  
DOUGLAS | PEEL | RAMSEY

36 Victoria Street, Douglas, Isle of Man  
Tel: 01624 616200  
www.harmonyhomes.co.im  
Email: douglas@harmonyhomes.co.im

**APARTMENT 3, 9 CLYBANE ROAD, DOUGLAS  
£189,500**



- Purpose Built First Floor Apartment
- Lounge & Separate Kitchen
- 2 Bedrooms (Double & Single)
- Bathroom with Bath & Shower Over
- 2 Allocated Parking Spaces & Visitor Parking
- Recently Replaced uPVC Double Glazing
- Gas Fired Central Heating
- Great Location, Couple of Miles Outside Douglas

These particulars, although believed to be correct, are for information only and do not constitute or form any contract nor should any statement contained therein be relied upon as a presentation of fact. Neither the seller, Harmony Homes, nor any employee of the firm has the authority to make any representation or warranty whatever in relation to the property and cannot accept liability for any error or errors in the particulars. It is the sole responsibility of any prospective purchaser or lessee to verify the description of the property and make his own proper enquiries, searches and inspection.

Travelling south from Quarterbridge on New Castletown Road, at the second set of traffic lights turn right into Anagh Coar. Continue up past the shops/pharmacy and take the right hand turn onto Stevenson Way. Proceed up taking the fifth turning on the left onto Clybane Road. Apt 3, 9 Clybane Road is the first block after the shop.

Purpose built, 2 bedroom apartment. Situated in a sought after location, just a couple of miles outside Douglas and a 5 minute walk to Ballacottier Business Park.

### **Communal Entrance**

Door to communal entrance, with stairs to upper floors.

### **First Floor - Apartment 3**

#### **Hallway**

Spacious hall with doors to all rooms. Storage cupboard.



#### **Lounge**

Good sized lounge with views to front aspect.



#### **Kitchen**

Fully equipped kitchen with double oven and gas hob.



## Bedroom 1

Spacious double bedroom.



## Bedroom 2

Single bedroom.



## Bathroom

Part tiled walls compliment the white suite comprising panelled bath with shower over and screen, wash hand basin and toilet. Chrome towel rail. Opaque glass window.



## Agents Notes

SERVICES Mains water, electricity and drainage are installed. Gas fired central heating. POSSESSION Leasehold. MANAGEMENT FEES £1,400 per annum. SCHOOL CATCHMENT AREA: Primary -Ballacottier School. Secondary - Ballakermeen High School. RATES Contact Treasury: Tel 685661 and Douglas Borough: Tel 696347. VIEWING & OFFERS Strictly through the Agent, Harmony Homes.

**Disclaimer**

These particulars, although believed to be correct, are for information only and do not constitute or form any contract nor should any statement contained therein be relied upon as a presentation of fact. Neither the seller, Harmony Homes, nor any employee of the firm has the authority to make any representation or warranty whatever in relation to the property and cannot accept liability for any error or errors in the particulars. It is the sole responsibility of any prospective purchaser or lessee to verify the description of the property and make his own proper enquiries, searches and inspection.

