

# Mole End, 17 Arbory Road, Castletown

Ref No DCP01201



**PRICE £229,950**

## 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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- Charming End of Terrace Property Located in the Heart of Castletown
- Close to Shops, Schools & Local Amenities
- Open Plan Living Room with Kitchen and Dining to the Rear
- Patio Doors to Enclosed Rear Garden
- 2 Bedrooms
- 1 Bathroom

The price is to include fitted floor coverings. Furniture available under separate negotiation.

**DIRECTIONS TO PROPERTY:**

Leave Market Square in Castletown via Queens Street and follow on to Farrants Way. On exiting the S bend turn right onto Arbory Road, where Mole End, No. 17 will be found as the first house on the right.



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In greater detail the accommodation comprises:

Mole End is situated on Arbory Road, offering a convenient and easily accessible location just a short walk from the centre of Castletown. This proximity ensures closeness to shops, pubs, schools, a major bus route, and various other local amenities.

The house features a welcoming entrance hallway that leads to the bright and airy open-plan kitchen-living room. The living room area is positioned at the front and boasts a distinctive fireplace, while the kitchen-dining area is situated at the rear, providing access to the enclosed garden through glazed sliding doors. Facing south, the garden receives ample sunlight and includes two useful storage rooms, one of which currently serves as a utility room housing the gas-fired boiler.

Upstairs, there are two bedrooms, both equipped with fitted wardrobes. The shower room is generously sized, and the landing provides access to the loft.

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**GROUND FLOOR**

**ENTRANCE HALL**



**OPEN PLAN KITCHEN AND LIVING ROOM** (23'6" x 14'7" approx.)





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**FIRST FLOOR**

**LANDING**



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**BATHROOM** (7'9" x 5'7" approx.)



**BEDROOM 1** (15'1" x 9'0" approx.)



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**BEDROOM 2** (12'1" x 8'1" approx.)



**SERVICES**

All mains services are installed.

Gas fired central heating.

**ASSESSMENT**

Rateable value £TBC

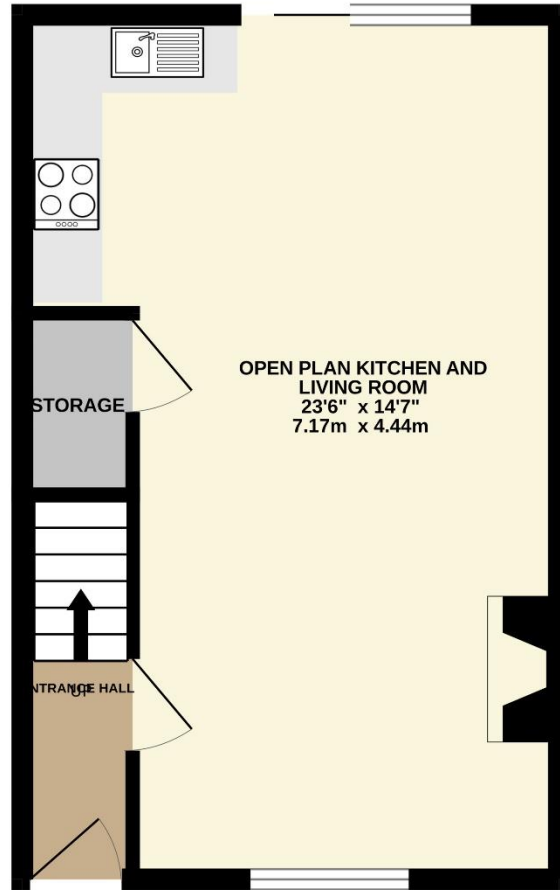
Approx Rates payable £TBC (incl. of water rates).

**TENURE**

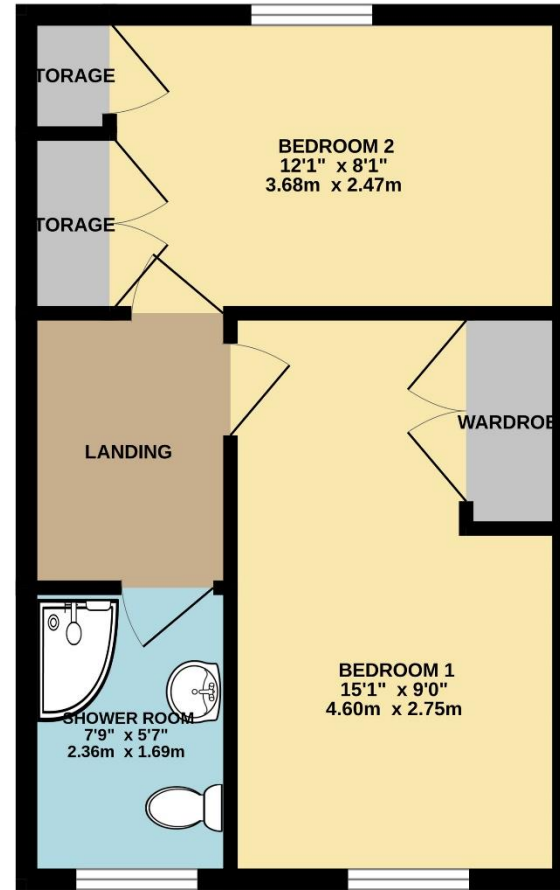
FREEHOLD

VACANT POSSESSION ON COMPLETION

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



GROUND FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.

TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

Not to scale-for identification purposes only  
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