

8 Kissack Road, Castletown

Ref No DCP01210



PRICE £475,000

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

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

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- Detached Dormer Bungalow
- Extended Sun Room to the Rear
- Modern Fitted Dining Kitchen
- Downstairs Bathroom and Upstairs Shower Room
- 4 Bedrooms (2 Upstairs)
- Enclosed Private Rear Garden
- Off-Road Parking for 2 to 3 Cars
- Tandem Double Garage



DIRECTIONS TO PROPERTY:

Exit Market Square in Castletown along Queen Street and bear right onto Farrants Way. After passing the Castle Court Apartments take the next left onto Kissack Road where No. 8 will be found on the right hand side.

8 Kissack Road, a charming detached 4-bedroom bungalow ideally positioned just a stone's throw away from Castletown Square. This prime location offers unparalleled convenience, with an array of shops, pubs, schools, and easy access to the main bus route, all within close proximity.

One of the standout features of this property is its delightful rear garden, bathed in afternoon sun and offering a serene and private retreat. Currently adorned with a spacious patio area ideal for entertaining, an enclosed hot tub section, and a lawn, the garden provides the perfect setting for outdoor relaxation and enjoyment.

The property also boasts a large integrated tandem garage equipped with solar panels along the roof, contributing to energy efficiency and sustainability.

Stepping inside, you are greeted by a glazed entrance leading into the main hallway, where the inviting living room awaits. Enhanced by a picture window and a feature multi-burner, the living room exudes warmth and comfort, with double doors opening into the adjoining diner kitchen. The fully fitted Magnet kitchen features modern appliances and provides a stylish yet functional space for culinary endeavours.

Adding to the appeal of the home is a newly added sunroom extension at the rear, boasting a media wall and vaulted ceilings, as well as seamless access to the garden and convenient entry into the garage.

Continuing through the main hallway, you'll find a downstairs double bedroom with wardrobes, a utility room (formerly bedroom 4), and a well-appointed downstairs bathroom. Upstairs, two generously sized double bedrooms with fitted wardrobes offer comfortable accommodation, complemented by a modern shower room situated between them.

Externally to the front there is a driveway for 2-3 cars access to the garage and an electric car charging point.

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GROUND FLOOR

ENTRANCE HALL



LIVING ROOM



8 Kissack Road, Castletown

KITCHEN



8 Kissack Road, Castletown

SUNROOM



BEDROOM 3



8 Kissack Road, Castletown

BEDROOM 4 (CURRENTLY UTILITY)



BATHROOM



8 Kissack Road, Castletown

LANDING



BEDROOM 1



8 Kissack Road, Castletown

BEDROOM 2



BATHROOM



8 Kissack Road, Castletown

SERVICES

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

ASSESSMENT

Rateable value £168.00

Approx Rates payable £1,817.68

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

