

# 84 Ballanorris Crescent, Ballabeg

Ref No DCP01218



**PRICE £369,000**

## 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

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- Detached True Bungalow in Arbory School Catchment Area
- Wrap Around Front Garden & Easy to Maintain South Facing Rear Garden
- 1 Lounge Diner
- Fitted Kitchen
- 3 Bedrooms
- Shower Room
- Cloakroom WC
- Generous Off-Road Parking and Double Garage

**DIRECTIONS TO PROPERTY:**

Travelling out of Castletown towards Colby along the inland road. On entering Ballabeg turn right into Friary Park. Bear right and then follow the road towards the left and turn right. Proceed along towards the bottom where No. 84 will be found on the right hand side.



84 Ballanorris Crescent presents an exceptional opportunity to acquire a charming detached true bungalow boasting three bedrooms, strategically positioned on a generous corner plot.

Upon entering, you are greeted by a welcoming hallway, setting the tone for the warmth and character that permeates throughout the residence. Immediately to the right, a conveniently located WC room provides added practicality for residents and guests alike, while an airing cupboard discreetly houses the oil-fired central heating system, ensuring year-round comfort.

Continuing through the hallway, you'll discover a spacious living room, offering an inviting space for relaxation and social gatherings. Adjacent lies the well-appointed fitted kitchen, thoughtfully designed to cater to the needs of modern living. With its seamless flow and ample storage, the kitchen provides a delightful culinary haven, with a convenient door granting access to the rear garden, perfect for alfresco dining and outdoor entertaining.

The property boasts three generously proportioned bedrooms, each adorned with built-in wardrobes, offering ample storage solutions and enhancing the sense of space and organisation. A modern shower room completes the accommodation, featuring a generously sized shower enclosure, adding a touch of luxury to daily routines.

Externally, the residence is enveloped by a wrap-around lawn front garden, adding to its curb appeal and providing a delightful welcome. To the rear, an easily maintainable south-facing paved garden awaits, bathed in natural light and offering a serene sanctuary for relaxation.

Parking will never be an issue with off-road space available for up to five cars, complemented by the convenience of a double garage, providing secure storage and further enhancing the property's practicality.

In summary, 84 Ballanorris Crescent presents an idyllic opportunity to acquire a well-appointed bungalow in a desirable location, offering spacious living accommodation, modern amenities, and ample outdoor space, ensuring a comfortable and convenient lifestyle for its fortunate occupants

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**GROUND FLOOR**

**CLOAKROOM WC**

**ENTRANCE HALL**



**LIVING ROOM** (21'0" x 14'2 approx.)



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**KITCHEN** (13'0" x 8'3" approx.)



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**SHOWER ROOM** (8'9" x 4'7" approx.)



**BEDROOM 1** (12'0" x 10'5" approx.)



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**BEDROOM 2** (12'5" x 9'3" approx.)



**BEDROOM 3** (12'9" x 7'11" approx.)





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**OUTSIDE**

**DETACHED GARAGE** (18'3" x 17'9" approx.)

**SERVICES**

All mains services are installed.

Oil fired central heating.

uPVC double glazing.

**ASSESSMENT**

Rateable value £164

Approx Rates payable £1,211.96 (incl. of water rates).

**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

**GROUND FLOOR**  
 1197 sq.ft. (111.2 sq.m.) approx.

TOTAL FLOOR AREA : 1197 sq.ft. (111.2 sq.m.) approx.  
 Not to scale-for identification purposes only  
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