

# Bryn Teg, 9 Bowling Green Road, Castletown

Ref No DCP01223



**PRICE £490,000**

## 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

01624 816111

[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)

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- Detached Dormer Bungalow
- Centrally Located in Castletown, Close to all Amenities
- Fitted Kitchen & Utility Room
- Living Room
- Dining Room Opening to Sun Room
- 3 Bedrooms (1 on Ground Floor & 2 on First Floor)
- Ground Floor Bathroom & First Floor En-Suite Shower Room
- Off-Road Parking and Integral Garage
- Private Enclosed Rear Garden

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**DIRECTIONS TO PROPERTY:**

Travelling into Castletown from the airport, pass King William's College and proceed straight ahead at the roundabout into Bowling Green Road. 'Bryn Teg' (number 9) will be found a short distance along on the right hand side.





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Bryn Teg (number 9) presents an exquisite detached dormer bungalow nestled on Bowling Green Road, a highly desirable location in Castletown. Boasting proximity to various local amenities such as schools, the airport, major bus routes, and scenic coastal walks, this residence offers convenience and charm in equal measure.

Upon entry through the welcoming vestibule, you're greeted by a light and airy hallway that sets the tone for the entire home. The primary reception area, the living room, resides at the front, featuring a captivating feature fireplace and a bay window that bathes the room in natural light. Overlooking the garden, the fully-fitted kitchen provides both functionality and aesthetics, with seamless access to the utility room and integral garage housing the gas-fired central heating system. The dining room extends gracefully into a sunroom, flooding the space with sunlight and facilitating seamless access to the rear garden. Completing the ground floor is a generously-sized double bedroom with built-in wardrobes, accompanied by a convenient downstairs bathroom, accessible from the hallway.

Ascending the stairs from the dining room, you'll find the master bedroom, complete with a shower en-suite, built-in wardrobes, and ample eaves storage. An additional bedroom, boasting its own wardrobe and eaves storage, completes the upper level.

Externally, the property impresses with a paved driveway and a meticulously landscaped front garden adorned with mature shrubs and flowers. The rear garden is a sanctuary of tranquillity, thoughtfully designed to include seating areas, a greenhouse, a manicured lawn, and an array of vibrant blooms, offering a picturesque retreat for outdoor relaxation.

### **GROUND FLOOR**

#### **ENTRANCE HALL**



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**LIVING ROOM** (14'4" x 13'9" approx.)



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**KITCHEN** (12'11" x 10'7" approx.)



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**UTILITY**



**BATHROOM**





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**DINING ROOM** (11'5" x 10'2" approx.)



**SUN ROOM** (7'10" x 7'0" approx.)



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**BEDROOM 2** (11'5" x 9'10" approx.)



**FIRST FLOOR**



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**BEDROOM 1** (19'9" x 11'5" approx.)



**EN-SUITE** (9'5" x 4'1" approx.)



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**BEDROOM 3** (11'5" x 8'3" approx.)



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

**SERVICES**

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

**ASSESSMENT**

Rateable value £TBC

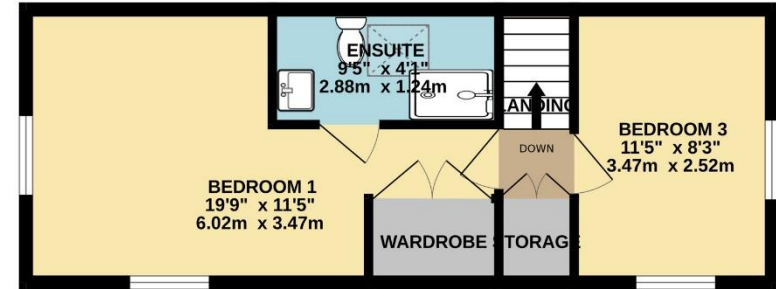
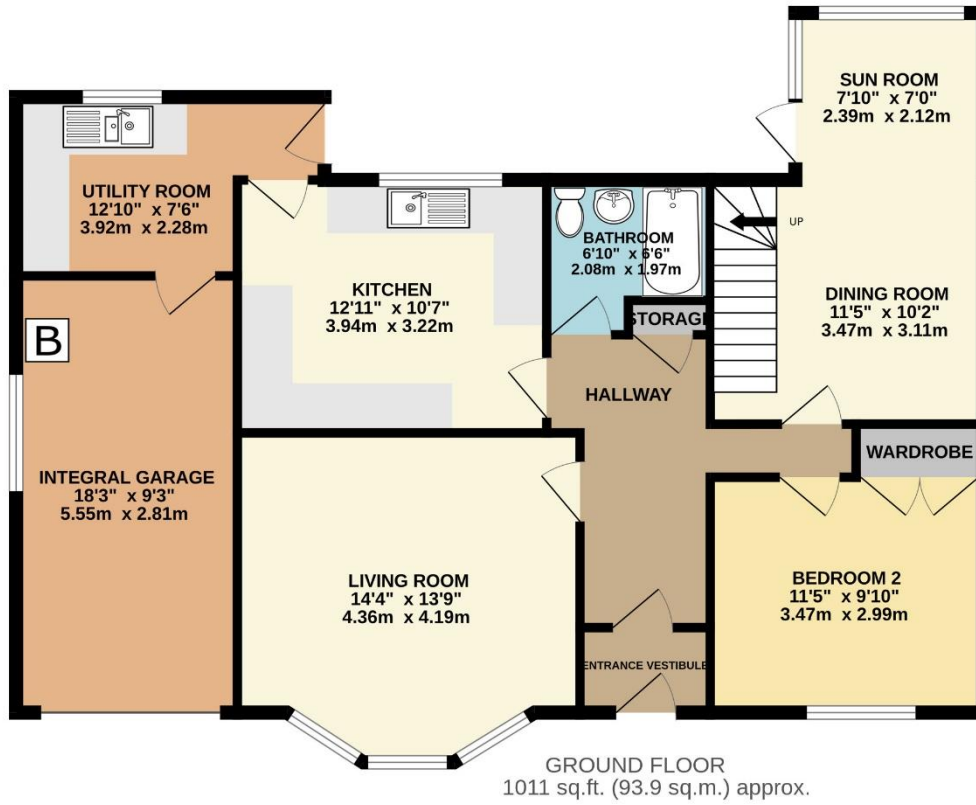
Approx Rates payable £TBC (incl. of water rates).

**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.  
Not to scale-for identification purposes only  
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