

# 17 Ballastroan, Colby

Ref No DCP01227



**PRICE £359,950**

## 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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- Spacious Detached Dormer Bungalow
- Close to Colby Pub, Spar Shop and Main Bus Route
- Ideal for Modernisation and Personalisation
- Open Plan Living Room with Sliding Doors to Private Rear Garden with Patio Area
- Ground Floor Bathroom and Upstairs En-Suite Shower Room
- 2 to 3 Bedrooms
- Corner Plot with Off-Road Park and Single Garage

**DIRECTIONS TO PROPERTY:**

Travelling south out of Castletown along the by-pass, turn right at Ballakeighan Corner to take the inland road towards Ballabeg. Proceed through Ballabeg village and into Colby. Follow the road, passing the clock tower at the cross roads. Take the next right turn into Ballastroan where No. 17 will be found on the left hand side forming the corner of the first cul-de-sac.



Situated in the charming village of Colby, 17 Ballastroan is a 3-bedroom dormer bungalow nestled on a corner plot. This property offers off-road parking and an attached single garage, providing ample space for vehicles and storage.

Upon entering the property, you are greeted by a fully glazed entrance porch, which leads into a welcoming hallway. The spacious living / dining room spans the depth of the house and features triple access points, including sliding doors that open to the rear garden, creating a seamless blend of indoor and outdoor living. The kitchen is fully fitted and houses an oil combi boiler. It also offers convenient access to the rear garden, making it perfect for those who enjoy al fresco dining.

On the ground floor, you will find bedroom 3, currently utilised as a home office, offering flexibility for various uses. Additionally, there is a well-appointed downstairs bathroom and useful storage space under the stairs, maximising the practicality of the home.

The first floor comprises two double bedrooms, both featuring ample eaves storage. The master bedroom boasts an ensuite shower room, providing a touch of luxury and convenience. There is also a handy storage cupboard on this floor.

Externally, 17 Ballastroan has much to offer. The front of the property benefits from off-road parking, while the side garden provides additional outdoor space to enjoy. The private rear garden is a highlight, complete with a patio area, ideal for relaxing or entertaining guests. The single garage, attached to the property, ensures secure parking and extra storage.

While this property would benefit from modernisation, it presents an excellent opportunity for someone to put their own stamp on it and create a wonderful family home. Its location is particularly advantageous, being in close proximity to the Colby Pub, Spar shop, and main bus route, offering easy access to local amenities and transport links.

17 Ballastroan is a property with great potential, awaiting its new owners to bring it to life. Don't miss the chance to view this promising bungalow and envision the possibilities it holds.

17 Ballastroan, Colby

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**GROUND FLOOR**

**ENTRANCE PORCH**



**HALLWAY**



17 Ballastroan, Colby

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**LIVING ROOM** (24'0" x 14'0" approx.)



17 Ballastroan, Colby

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**BATHROOM** (8'11" x 7'0" approx.)



**KITCHEN** (11'7" x 11'5" approx.)



17 Ballastroan, Colby

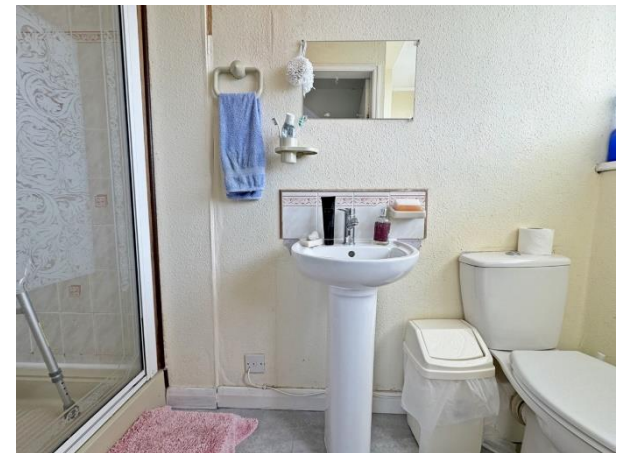
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**BEDROOM 3/HOME OFFICE** (12'0" x 11'5" approx.)



**FIRST FLOOR**

**BEDROOM 1** (14'8" x 12'0" approx.) and **EN-SUITE SHOWER** (8'8" x 5'5" approx.)





17 Ballastroan, Colby

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**BEDROOM 2** (14'5" X 13'11" approx.)



**OUTSIDE**

**GARAGE** (17'4" x 8'5" approx.)

**SERVICES**

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

**ASSESSMENT**

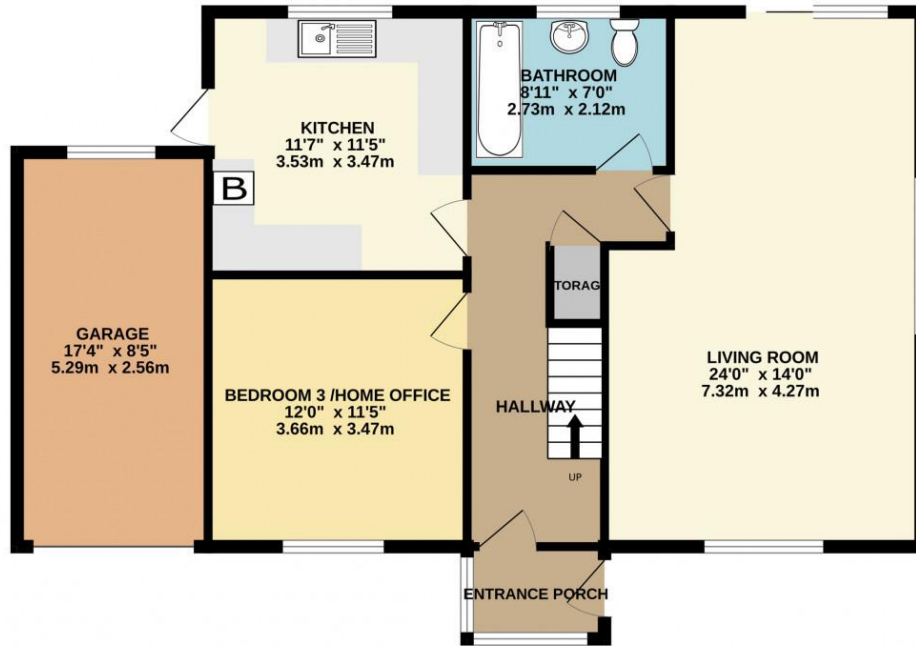
Rateable value £TBC                      Approx Rates payable £TBC (incl. of water rates).

**TENURE**

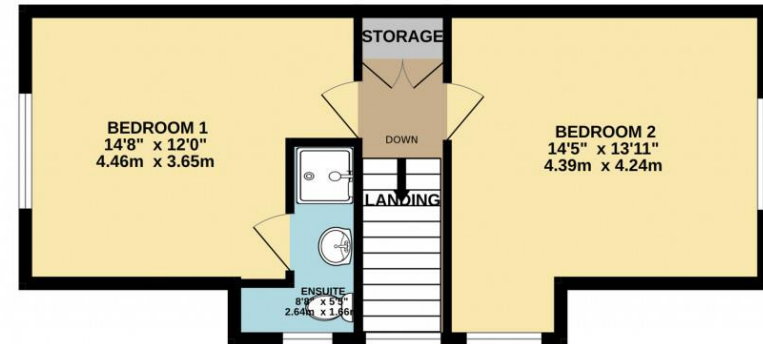
FREEHOLD

VACANT POSSESSION ON COMPLETION

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



GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA : 1332 sq.ft. (123.8 sq.m.) approx.

Not to scale-for identification purposes only  
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