

# 51 Malew Street, Castletown

Ref No DCP01034



**PRICE £699,950**

## 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  
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- Stunning Double Fronted Period Property
- Highly Desirable Large South Facing Landscaped Garden
- Convenient Town Location Within Walking Distance of all Amenities
- Off-Road Parking for 2 to 3 Vehicles
- Lounge
- Sun Room
- Modern Dining Kitchen
- 5/6 Bedrooms
- 1 Bathroom and 1 Shower Room
- Oil Fired Central Heating
- Recently Re-Roofed
- Viewings Strongly Recommended to Fully Appreciate the Outdoor Space
- No Onward Chain

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To the front of the property, the main door abuts Malew Street. While to the rear is a surprisingly generous gorgeous south facing garden area. Tiered from the porch up and benefitting from a lawn area with plants, trees and shrubs to borders. Decked area. Enclosed by high walls with gates providing access to vehicular parking for three vehicles. Shed. Enclosed area containing oil tank and oil fired central heating boiler. The view to the rear overlooks the bowling green towards The Crofts.



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The price is to include fitted floor coverings

**DIRECTIONS TO PROPERTY:**

On foot from Market Square in Castletown facing Lloyds Pharmacy, bear right into Malew Street and follow this road until reaching the car park/tennis courts, where No. 51 will be found as the second house beyond on the left hand side.

In greater detail the accommodation comprises:

**GROUND FLOOR**

**ENTRANCE** Door to:-

**ENTRANCE HALL** Light and airy with window to rear providing ample natural light. Stairs leading off to upper floor. Under-stairs storage cupboard. Panelled walls. Amtico flooring. Door to:-



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**DINING KITCHEN** (25'10" x 11'10" approx.) Modern dining kitchen comprising a range of white gloss fronted wall and base units with earthstone worktops incorporating a 1½ bowl stainless steel sink with a mixer tap and drainer unit. Central island with a five ring induction hob. Two oven/grill, steam oven, microwave/grill, wine cooler, integrated dishwasher, fridge freezer. Downlighters. Fitted blinds. High gloss tiled flooring with under-floor heating. Feature tiled wall. French doors to patio area. Space for wall mounted TV with concealed cabling. Cupboard. Exposed limestone feature. Door to:-



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**LOUNGE** (17'11" x 13'10" approx.) Attractive bamboo flooring. Open grate fireplace with a marble hearth, slip surround and mantel over. Picture rail. Exposed beam ceiling.



**UTILITY ROOM** (8'2" x 7'6" approx.) Inset Belfast sink. Additional freestanding unit to left. Rear porch. Double doors to patio area and access to sun lounge.



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**SUN LOUNGE** (15'4" x 10'1" approx.) Good size room. Amtico flooring. Vaulted ceiling with Velux windows and window to parking area. French doors to patio.



## **FIRST FLOOR**

### **LANDING 1**

**BEDROOM 1** (15'5" x 13'2" approx.) Spacious double bedroom with original cast iron fireplace. Twin windows to front with fitted blinds.



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**BATHROOM** (13'4" x 9'5" approx.) Three piece suite comprising WC, wash hand basin and bath. Cupboard housing pressurised Megaflo cylinder.



**LANDING 2**





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**BEDROOM 2** (13'10" x 13'2" approx.) Light and airy good size double bedroom. Original cast iron fireplace. Fitted blinds.



**BEDROOM 3** (12'11" x 8'2" approx.) Presently used as an office. Pleasant aspect to rear garden area.



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## **SECOND FLOOR**

### **MAIN LANDING**

**BEDROOM 4** (14'11" x 13'2" approx.) Ample natural light with windows and Velux windows. Generous double bedroom.



**BEDROOM 5** (13'9" x 13'2" approx.) Good size double bedroom. Velux window.



**BEDROOM 6** (12'9" x 7'11" approx.) Currently used as storage with slatted shelving however, could be used as a sixth bedroom if necessary.

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**SHOWER ROOM** (13'5" x 9'9" approx.) To be completed with new flooring. Comprises corner shower cubicle, pedestal wash hand basin and WC.

### SERVICES

All mains services are installed. Oil fired central heating. Double glazing.

### ASSESSMENT

Rateable value £127

Approx Rates payable £1,112.73 (incl. of water rates).

### TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

