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Bibaloe, Glen Road, Colby, IM9 4PA  
**Asking Price £625,000**

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In it's superb elevated position, enjoying a fabulous outlook, this detached chalet style bungalow is set on a good sized plot of approx 3/4 acre with an additional pretty Glen garden located opposite. The accommodation comprises large lounge, dining room, kitchen, 4 double bedrooms, shower room, en-suite cloakroom and bathroom. Outside are lawned gardens, garage with utility and generous driveway.





## LOCATION

From Port Erin, travelling on the A7 through Colby towards Castletown, turn left at the Colby 'Clock' and proceed up the Glen Road. Travel straight ahead, passing Costain Close on the right hand side, and Bibaloe can be found set back on the right hand side.

## FRONT ENTRANCE PORCH

Door to:

## LARGE ENTRANCE HALLWAY

Staircase leading to first floor.

## LOUNGE

18' 1" x 16' 0" (5.51m x 4.87m)

Super distant sea views. Sliding patio doors leading to outside. Open fireplace. Sliding double doors to:

## DINING ROOM

10' 4" x 12' 1" (3.15m x 3.69m)

Lovely light and airy room. Pleasant views over the gardens.

## KITCHEN

12' 0" x 10' 7" (3.67m x 3.22m)

Good range of wall and base units with contrasting worktops incorporating ceramic hob, electric oven, point for fridge, tiled splashbacks, plumbing for washing machine, pantry. Views over gardens. Door to:

## REAR PORCH

Tiled floor. Door to outside. Large walk-in store.

## BEDROOM 1

15' 7" x 12' 0" (4.75m x 3.66m)

Large front picture window with views towards Glen. Built-in wardrobes and drawers.

## BEDROOM 2

13' 8" x 10' 1" (4.17m x 3.08m)

Built-in wardrobe.

## EN-SUITE CLOAKROOM

W.C., wash hand basin in unit, tiled splashbacks, Xpelair.

## FAMILY BATHROOM

Suite comprising panelled bath with shower over, w.c., wash hand basin, Xpelair, tiled splashbacks.

## FIRST FLOOR

## LARGE LANDING AREA

Velux. Walk-in airing cupboard and undereaves storage.

## BEDROOM 4

11' 2" x 15' 4" (3.40m x 4.68m)

Large Velux. Loft access (boarded).

## SHOWER ROOM

Shower cubicle, w.c., wash hand basin n fitted units, Xpelair, downlighters.

## BEDROOM 3

10' 4" x 15' 9" (3.15m x 4.80m)

Built-in wardrobes and drawers, Large Velux. Undereaves storages. Lovely views to hills and distant sea views.

## OUTSIDE

Double gated front entrance driveway leading to parking/turning area. Plot of approx. 3/4 Acre laid to lawn with mature shrubs and trees.

Greenhouse, 2 x wooden sheds. Additional private gated Glen garden located opposite with steps leading to River.

## GARAGE

Single garage with light and power. Utility area comprising wall and base units, plumbing for washing machine, oil central heating boiler. (Recent new flat roof).

## SERVICES

Mains water, drainage and electricity. Partly uPVC double glazing. Oil central heating. Built in 1961.

## POSSESSION

Freehold. Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





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