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13 Croit Ny Glionney, Colby, IM9 4PP  
**Asking Price £310,000**

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Well presented throughout, this modern 3 bedroom house is situated on a popular smart development, within the catchment area of Arbory School. Accommodation comprises cloakroom, bathroom, lounge and newly fitted dining kitchen. Outside is a lawned rear garden with parking to the front. Viewing highly recommended to appreciate this lovely home!





## LOCATION

Travelling from Port Erin on the A7 towards Colby, turn left at the 'Colby Clock and proceed up the Glen Road. Turn first right into Croit Ny Glionney development and number 13 can be found along on the left hand side.

## **ENTRANCE HALLWAY**

Good sized understairs store cupboard.  
Staircase leading to first floor.

## **CLOAKROOM**

W.C., wash hand basin, tiled splashback, Xpelair.

## **DINING KITCHEN**

14' 10" x 12' 0" (4.52m x 3.65m)

Newly fitted quality kitchen comprising light grey fronted wall and base units with contrasting worktops and splashbacks, induction hob, AEG electric oven, AEG microwave, stainless steel cooker hood, integral dishwasher, point for fridge/freezer, plumbing for washing machine and space for dryer. Gas central heating boiler.

## **LOUNGE**

16' 4" x 12' 0" (4.97m x 3.65m)

Light and airy room with patio doors leading to rear garden.

## **FIRST FLOOR**

## **LANDING**

Built-in airing cupboard,. Loft access.

## **BEDROOM 1**

13' 11" x 8' 10" (4.24m x 2.69m)

Front aspect.

## **BEDROOM 2**

13' 0" x 9' 3" (3.96m x 2.82m)

Rear aspect with views over the rear garden.

## **BEDROOM 3**

8' 10" x 7' 3" (2.69m x 2.21m)

Front aspect.

## **BATHROOM**

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

## **OUTSIDE**

Lawned and fenced rear garden with rear access gate and patio area. Parking to front for 2 cars.

## **SERVICES**

Mains water, drainage and electricity. Gas central heating (boiler approx 12 months old). uPVC double glazing.

## **POSSESSION**

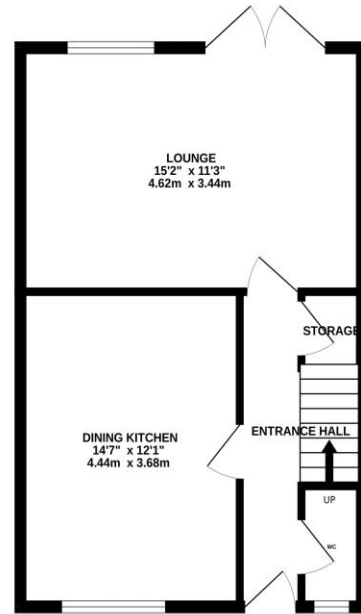
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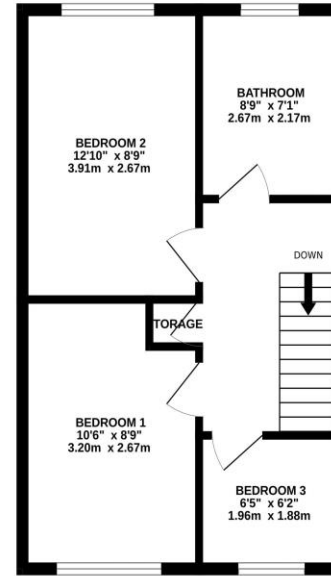




GROUND FLOOR



1ST FLOOR



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