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Cashel Rock, 44 Friary Park, Ballabeg, IM9 4EN
Asking Price £299,950

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Lovely, spacious detached true bungalow situated within the pretty village of Ballabeg with excellent transport routes nearby and just a short drive to all southern villages. The light and airy accommodation comprises good sized lounge, well fitted kitchen, dining room, 3 bedrooms, bathroom and integral garage. Outside is a good sized private fenced rear garden laid to lawn and driveway to the front. The property is offered with no onward chain and would benefit from some modernisation.





LOCATION

Travelling towards Castletown on the A7 through Colby and Ballabeg, turn left into Friary Park. At the junction turn right, number 44 is the first property on the left hand side.

ENTRANCE HALLWAY

Built-in cupboards with immersion heater.
Built-in cloaks cupboard.

LOUNGE

Bright and airy room with large floor to ceiling bay window. Open fireplace.

BEDROOM 1

10' 2" x 14' 6" (3.10m x 4.43m)

Built-in double wardrobes. Front aspect.

BEDROOM 2

9' 9" x 11' 0" (2.97m x 3.36m)

Built-in double wardrobes. Corner wash hand basin. Rear aspect with pleasant views over the garden.

BEDROOM 3

7' 10" x 9' 1" (2.40m x 2.76m)

Rear aspect.

BATHROOM

White suite comprising panelled bath with shower over, wash hand basin, w.c., half tiled walls.

DINING ROOM

13' 2" x 9' 0" (4.01m x 2.75m)

Large walk-in cupboard/pantry. Oil central heating boiler. Views over rear garden. Opening to:

KITCHEN

7' 9" x 10' 5" (2.36m x 3.18m)

Recently fitted with a good range of modern grey gloss fronted base and tall units and contrasting worktops, incorporating stainless steel sink unit, Bosch electric oven, Bosch induction hob with stainless steel cooker hood over, freestanding fridge/freezer. White metro tiled splashback. Door to:

REAR PORCH

Store cupboard with washing machine and fitted shelving. Door leading to outside. Door to:

INTEGRAL GARAGE

15' 5" x 10' 5" (4.70m x 3.17m)

Electric up and over door. Loft access. Light and power.

OUTSIDE

Driveway to the front with lawned area, mature shrubs and palm tree. Private lawned rear garden. Side access to both sides of the property.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing. Newly decorated internally.

PLEASE NOTE THAT THIS PROPERTY IS OF CAMBAR CONSTRUCTION.

POSSESSION

Vacant possession on completion of purchase. Freehold.

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.

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