



www.chrystals.co.im

Plaxtole, 30 Bowling Green Road, Castletown, IM9 1EB

Asking Price £820,000

Plaxtole, 30 Bowling Green Road, Castletown, IM9 1EB

Asking Price £820,000

An elegant spacious house with many original features, situated in a most sought after location, being close to the Airport, Castletown amenities and harbour. Accommodation comprises lounge, dining room, family room, cloakroom, drawing room, large kitchen with breakfast area, utility room, 4 bedrooms, en-suite and family shower room. Outside is a pretty rear walled garden mainly laid to lawn.



PORCH

HALL

Understairs store with radiator.

SITTING ROOM *13'11 x 13'3*

Inset fireplace with multi fuel Stovax heater on tiled hearth with Manx stone lintel over. Pine display shelving. Cupboards to side. Original wooden shutters. Tongue & groove flooring.

DINING ROOM *18'6 x 12'11*

Tongue & groove flooring. Original fireplace with cast iron inset, tiled hearth and white surround.

INNER HALL

CLOAKROOM

W.C., wash hand basin, hanging rail and shelf, Xpelair, partly tiled walls, quarry tiled floor.

KITCHEN *18' x 11'*

Superbly fitted with excellent range of cream painted wall and base units with granite worktops incorporating 1½ bowl sink unit, integral appliances including gas fired Aga, Neff electric oven, Neff microwave, Neff electric hob with Zanussi stainless steel cooker hood over.

BREAKFAST AREA *10'4 x 11'*

French doors to rear walled garden. Double doors to:

LOUNGE *18'7 x 14'10*

Super light room overlooking rear garden. Beamed ceiling. Feature stone fireplace.

REAR PORCH

Shelving. Door to garden.

UTILITY

Stainless steel single drainer sink unit with cupboard under, plumbed for washing machine, space for dryer, built in shelved cupboard housing Alpha gas central heating boiler.

Stairs from hall to:

HALF LANDING

FAMILY ROOM *18'3 x 14'9*

Lovely big room with dome ceiling, original fireplace, window seating. Large windows overlooking garden.

FIRST FLOOR

LANDING

Built in shelved cupboard.

BEDROOM 1 *16'6 x 14'3*

Original shutters to windows. White fire surround with cast iron inset and grate.

WALK-IN WARDROBE

Hanging rails. Shelving.

EN-SUITE SHOWER ROOM

Large fully tiled shower cubicle with glazed surround, w.c., wash hand basin, chrome ladder style heated towel rail, fully tiled walls and floor. Loft access.

BEDROOM 2 *14' x 11'3*

Original fireplace, 2 built in wardrobes, original shutters to windows.

BEDROOM 3 *11'9 x 10'9*

Built-in wardrobe, original shutter to window

FAMILY BATHROOM

Large walk in corner shower cubicle with curved glazed doors, w.c, wash hand basin, claw foot freestanding bath with shower attachment, Xpelair, tiled walls and floor, downlighters.

SECOND FLOOR

LANDING

BEDROOM 4 / STUDY *10'10 x 9'*

ATTIC / STORE ROOM

Fully boarded, light.

OUTSIDE

Small flagged garden to front with raised beds. Pretty walled garden to rear mostly laid to lawn with raised flower beds and well stocked borders with mature shrubs and trees. Paved patio area. Large wooden shed. Outside tap.

LOCATION

Travelling from the airport towards the South, passing the entrance to King Williams College, proceed straight ahead at the roundabout into Bowling Green Road. Number 30 is on the left hand side.

SERVICES

Mains water, drainage and electricity. Gas central heating.

POSSESSION

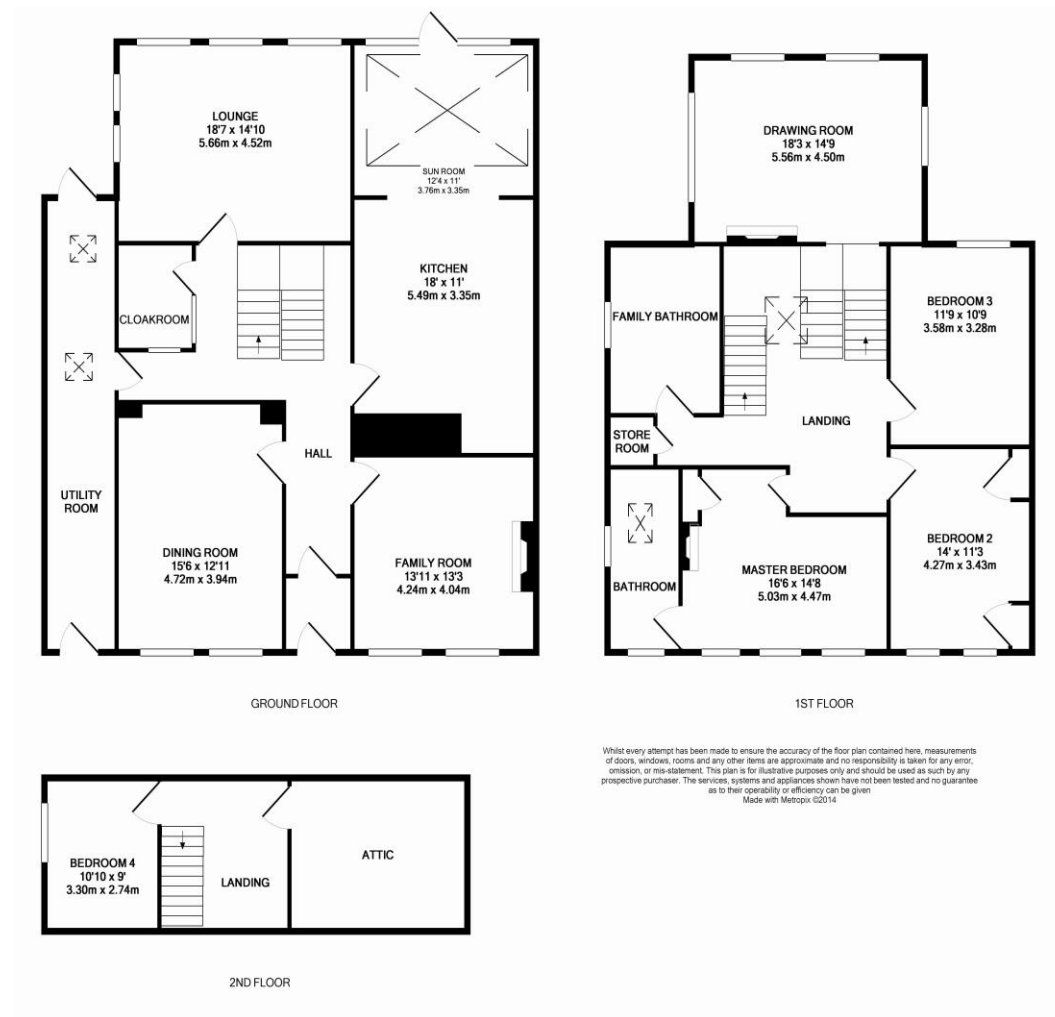
Vacant possession on completion of purchase. Freehold.

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.

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.







Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

RAMSEY

5-7 Market Hill
Ramsey IM8 1JT
T. 01624 812236
E. ramsey@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im