



[www.chrystals.co.im](http://www.chrystals.co.im)

12 Fleshwick Close, Ballakilley, Port St Mary, IM9 5NS  
**Asking Price £485,000**



12 Fleshwick Close, Ballakilley, Port St Mary, IM9 5NS

Asking Price £485,000

Nicely presented, this modern detached house is situated on a smart sought after development and located on a good sized corner plot. Accommodation comprises lounge, dining kitchen, utility room, integral garage, cloakroom, 4 bedrooms, bathroom and en-suite shower room. Outside is a large private lawned rear garden and block paved driveway to the front. The property benefits from lovely open outlook to the rear with views towards the hills. No onward chain.





## LOCATION

Travelling out of Port Erin on Castletown Road, continue to the Four Roads Roundabout and turn left onto Church Road. Proceed along and take the 2nd left into Ballakilly Estate, travel ahead and turn right into Fleshwick Close. Where number 12 is the last property on the right hand side.

## ENTRANCE HALLWAY

Tiled floor. Additional door to integral garage. Staircase leading to first floor.

## CLOAKROOM

Wash hand basin, w.c., Xpelair.

## LOUNGE

19' 3" x 12' 8" (5.86m x 3.86m)

Bright and airy room with large front window. Electric fire with surround. Double glass doors to:

## DINING KITCHEN

20' 4" x 12' 6" (6.19m x 3.81m)

Superbly fitted kitchen with excellent range of wall and base units with contrasting worktops incorporating stainless steel sink unit, electric oven, ceramic hob, cooker hood, integral dishwasher and integral fridge/freezer. Downlighters. Ceramic tiled floor. Door to utility room. Bi-fold doors leading to rear garden. Lovely open views towards distant hills.

## UTILITY ROOM

8' 5" x 5' 10" (2.56m x 1.78m)

Fitted with good range of wall and base units with worktops, stainless steel sink unit. Plumbing for washing machine. Space for dryer. Door to:

## INTEGRAL GARAGE

17' 2" x 8' 7" (5.23m x 2.61m)

Up and over door. Gas central heating boiler. Light and power.

## FIRST FLOOR

### LANDING

Good sized airing cupboard with shelving. Loft access (with ladder and part boarded).

### BATHROOM

Quality fitted white suite comprising bath with shower over, w.c., wash hand basin, ceramic tiled floor, built-in cabinet, Xpelair.

### BEDROOM 1

15' 4" x 12' 8" (4.67m x 3.86m)

Front aspect. Fitted triple wardrobes.

### EN-SUITE SHOWER ROOM

Shower, wash hand basin, w.c., Xpelair, ceramic tiled floor, chrome ladder style heated towel rail.

### BEDROOM 2

13' 9" x 8' 2" (4.19m x 2.49m)

Front aspect. Double built-in wardrobes.

### BEDROOM 3

11' 0" x 9' 7" (3.35m x 2.92m)

Rear aspect with pleasant open views.

### BEDROOM 4

11' 3" x 8' 6" (3.43m x 2.59m)

Rear aspect enjoying open views towards distant hills. Fitted wardrobes.

## OUTSIDE

Private rear lawned garden with paved patio area. Fully fenced with additional side access gate. Wooden shed. To the front is block paved driveway. Side path with gate to rear garden.

## SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. Property was built in 2018 and has remaining 10 year NHBC warranty. Includes carpets and fitted window blinds.

## POSSESSION

Freehold. Vacant possession on completion. No onward chain. 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.



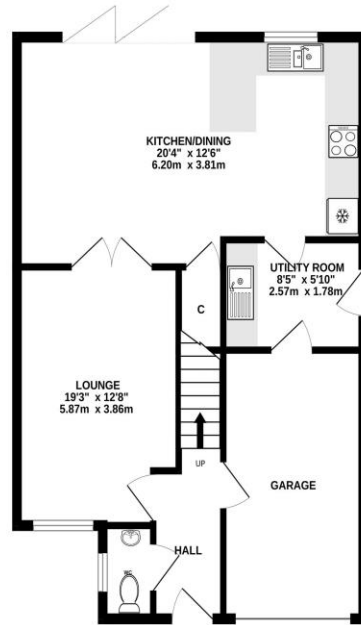




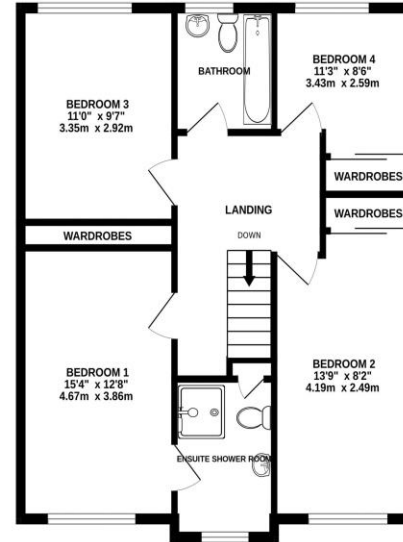




GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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

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

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

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.; Consultants: Keith Kerruish Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.