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32 Y Vaarney Yiarg, Castletown, IM9 1HZ
Asking Price £349,500

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This modern semi-detached house is situated on sought after development, being close to shops, amenities and schools. Spacious accommodation comprises lounge, dining kitchen, utility, integral garage, cloakroom, 3 bedrooms and bathroom. Outside is a good sized private rear garden, whilst at the front is parking for 3 cars.





ENTRANCE HALLWAY

Staircase leading to first floor. Good sized cloaks cupboard. Understairs store cupboard.

CLOAKROOM

W.C., wash hand basin, tiled splashbacks.

LOUNGE

15' 6" x 9' 5" (4.72m x 2.87m)

Light and airy room with double doors leading to dining kitchen. Fire surround with electric fire inset. Front aspect.

DINING KITCHEN

16' 7" x 11' 6" (5.05m x 3.50m)

Well fitted with wall and base units with contrasting worktops and breakfast bar incorporating ceramic hob, electric oven, extractor, undercounter fridge and freezer, Welsh dresser, Gloworm gas central heating boiler, Sliding patio doors to rear garden. Door to:

UTILITY

7' 11" x 7' 7" (2.41m x 2.31m)

Worktop with chest freezer, dryer and washing machine. Vaulted ceiling with Velux. Door to rear garden. Door to:

INTEGRAL GARAGE

19' 11" x 7' 11" (6.07m x 2.41m)

High vaulted ceiling with 2 x Velux (potential for additional accommodation subject to planning permission). Up and over door. Light and power.

FIRST FLOOR

LANDING

Loft access.

BATHROOM

White suite comprising panelled bath with electric shower over, w.c., wash hand basin, tiled splashbacks, Xpelair. Large airing cupboard.

BEDROOM 1

13' 8" x 9' 8" (4.16m x 2.94m)

Wall of built-in wardrobes. Front aspect.

BEDROOM 2

12' 1" x 9' 8" (3.68m x 2.94m)

Built-in double wardrobes. Rear aspect with pleasant views to distant hills.

BEDROOM 3

9' 7" x 6' 5" (2.92m x 1.95m)

Built-in cupboard. Front aspect.

OUTSIDE

Generous plot with private rear garden mainly laid to lawn and patio area. Greenhouse, Wooden shed. Outside tap. To front is parking for 3 cars.

SERVICES

Mains water, drainage and electricity. Gas central heating (boiler approx 2 years old). uPVC double glazing. Main house was built in 2004 and garage in 2008.

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.

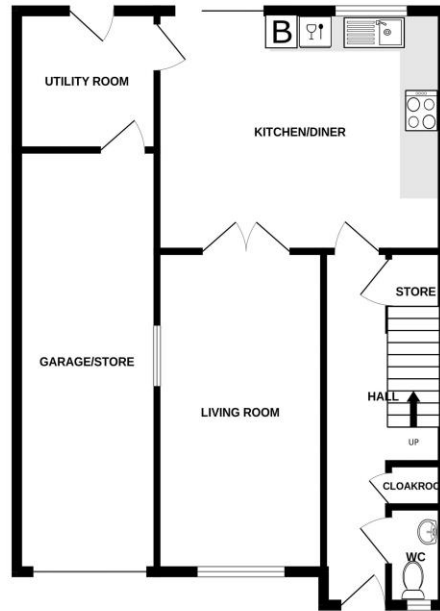
LOCATION

Travelling along Arbory Road from the A5 take the first left into Bayr Grianagh, follow the road round and take the second right into Y Vaarney Yiarg, then take the first left, follow the road up and then take the next right and the property can be found on right hand side.

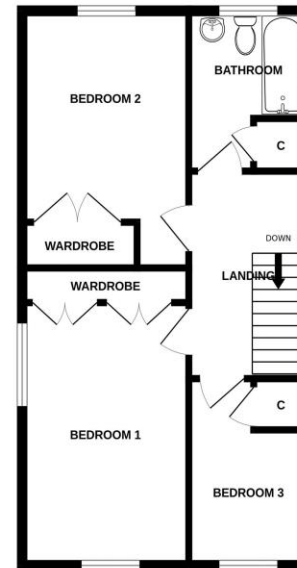




GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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