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12 Reayrt Lhean, Castletown, IM9 1HQ
Asking Price £449,000

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Beautifully presented, this newly refurbished detached dormer bungalow is situated in a quiet cul-de-sac location and within walking distance to all Castletown amenities. The ground floor accommodation comprises lounge, superb dining kitchen, bedroom, study/family room, utility/cloakroom and integral garage/store. Upstairs there are 2 good sized double bedrooms and bathroom. Outside is a south facing rear lawned garden with patio area and a further side garden. Driveway. The property benefits from lovely outlook to the front.





LOCATION

Travelling from Port Erin towards Castletown on the Shore Road, on reaching the by-pass, turn right into Arbory Road. Turn first left into Bayr Grianagh. Continue ahead then second left into Reayrt Lhean. Bear left and proceed ahead and number 12 is at bottom of cul-de-sac.

HALLWAY

Welcoming entrance with staircase to first floor. Good sized cloaks cupboard.

BEDROOM 3

11' 6" x 8' 10" (3.50m x 2.69m)

Light and airy room with large front window. Generous built-in wardrobe.

LOUNGE

19' 5" x 11' 9" (5.91m x 3.58m)

Good sized room with large front picture window. Multi-burning stove with oak mantle above. Door to hallway. Double sliding doors to:

DINING KITCHEN

23' 7" x 14' 0" (7.18m x 4.26m)

Fabulous open plan room with French doors leading to south facing garden. Superbly fitted kitchen with excellent range of wall and base units comprising granite effect worktops, stainless steel sink unit, central island unit, Neff microwave, 2 x Neff electric ovens, wine fridge, integral fridge/freezer, induction hob and extractor, integral dishwasher, bin cupboard, pan drawers and tiled splashbacks. Access door to garden.

FAMILY ROOM/STUDY

11' 0" x 8' 3" (3.35m x 2.51m)

Door to:

UTILITY/CLOAKROOM

8' 7" x 7' 2" (2.61m x 2.19m)

Wall and base units with worktops. Plumbing for washing machine, space for fridge/freezer, wash hand basin, w.c., chrome ladder style heated towel rail. Alpha gas central heating boiler. Xpelair. Door to integral garage/store.

INTEGRAL GARAGE/STORE

11' 9" x 8' 4" (3.58m x 2.53m)

Newly fitted electric roll-over door.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

14' 8" x 11' 9" (4.47m x 3.58m)

Light and airy room. Front aspect with lovely open views towards South Barrule. 2 x undereaves storage.

BEDROOM 2

13' 11" x 11' 8" (4.24m x 3.55m)

Rear aspect. 2 x undereaves storage.

BATHROOM

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

OUTSIDE

Good sized corner plot mainly laid to lawn. Newly fenced. South facing lawn to rear with flower beds and patio area. Lawned garden to side with wooden shed and access gate. Driveway to front.

SERVICES

Mains water, drainage and electricity. uPVC double glazing. Gas central heating. Fully rewired in 2021 with smoke alarms connected. New electric garage door. Electric fitted blinds to all 3 bedrooms. Outside electric socket. *** Electric sockets in shed - would require connecting. *** Boiler serviced on 30th October 2023 *** Multi burning stove serviced and cleaned in 2023

POSSESSION

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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.