



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

Dhoon Villa, Rencell Hill, Laxey, IM4 7BJ  
**Asking Price £259,000**

Dhoon Villa, Rencell Hill, Laxey, IM4 7BJ

Asking Price £259,000

Characterful 3 bedroom detached cottage in an elevated hillside position with enviable garden views to the hills above Laxey. To the ground floor the accommodation comprises; 2 reception rooms, Kitchen and utility room. On the first floor there are three bedrooms and a family bathroom. To the front of the property there is a wide patio area with privacy provided by timber fencing. The rear of the property is split over two levels separated by a manx stone retaining wall. The property is in need of modernisation and is offered for sale with no onward chain. Early Viewing Recommended!





## LOCATION

Travelling into Laxey on the A2 continue to The Queens Hotel. The turn for Rencell Hill is opposite the hotel. Dhoon Villa is the first property at the foot of the hill on the right hand side clearly identified by our For Sale board.

## ENTRANCE

uPVC composite door leading directly into the open area between the Lounge and Sitting Room

## LOUNGE *13' 1" x 10' 11" (3.98m x 3.32m)*

Features an open grate fire set on a stone hearth with a cast iron surround and wooden mantle above. Grey uPVC double glazed window to the front patio, carpeted, ceiling mounted downlighting, ceiling coving, two radiators and access to the under stairs storage cupboard.

## SITTING ROOM *13' 1" x 9' 5" (3.98m x 2.88m)*

Traditional fireplace with a quarry tiled hearth and slate lintel above currently housing a freestanding electric burner style heater. uPVC double glazed window to the front patio, carpeting, ceiling mounted downlighting, coving, two radiators, and upper storage cupboards which also give access to the electrical fuse box.

## KITCHEN *9' 10" x 7' 10" (3.0m x 2.39m)*

Modern in style with wall mounted upper and lower storage units with a corner fitted carousel storage cupboard under laminate work surfaces with tiled splashbacks. The sink is corner positioned with a chrome mixer tap and drainer behind. There is an electric oven with a four ring ceramic hob and stainless steel extractor hood above and freestanding appliances including fridge, dishwasher and freezer. uPVC looks to the rear gardens and there are vinyl floor coverings and ceiling mounted spotlights.

## UTILITY/DINING ROOM *7' 5" x 13' 3" (2.27m x 4.05m)*

This room has dual aspect uPVC double glazed windows to the rear garden and side elevation. It contains the Vaillant central heating boiler, a washing machine, freezer and vinyl flooring. It has ample space to be put to use as a breakfast/dining area. A wooden half glazed door leads to the rear gardens.

## HALLWAY

Stairs leading to the upper floor where the landing provides access to three bedrooms and a family bathroom.

## MASTER BEDROOM *13' 2" x 13' 7" (4.02m x 4.13m)*

A good size double bedroom which overlooks the front patio area via two uPVC double glazed windows. Traditional features such as exposed ceiling beams and wooden flooring have been retained. In addition there is a range of fitted furniture. Ceiling light and single radiator.

## BEDROOM 2 *13' 1" x 10' 4" (3.98m x 3.16m)*

A Second double bedroom with dual aspect views towards the hills behind Laxey Wheel. Again, traditional features such as exposed ceiling beams and wooden flooring have been retained. There is a pendant light and single radiator.

## BEDROOM 3 *12' 4" x 8' 0" (3.75m x 2.45m)*

A single sized bedroom with dual aspect views towards the hills behind Laxey Wheel. Traditional features such as exposed ceiling beams have been retained. Carpeted. Wall light. Radiator.

## FAMILY BATHROOM *8' 0" x 10' 0" (2.45m x 3.06m)*

Contains a matching suite in white comprising a panel bath with a shower above it behind a glazed screen, pedestal wash hand basin and a WC. There is an opaque uPVC double glazed window, ladder-type chrome towel heater, exposed roof beam and vinyl floor covering.

## **OUTSIDE**

To the front the property is accessed across a wide patio area with privacy provided by timber fencing. Paths lead around either side of the property to the rear garden which is set over two levels separated by a Manx stone finished retaining wall. The upper area is laid to lawn with a timber Summer House enjoying super views towards the hills above Laxey Glen. The lower area is a paved patio with garden furniture where the afternoon and evening sun can be enjoyed.

## **SERVICES**

Mains water, electricity and drainage. Gas central heating.

## **VIEWING**

Strictly by appointment through CRYSTALS please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion of purchase. 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 Crystals, 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 Crystals or the vendors or lessors.





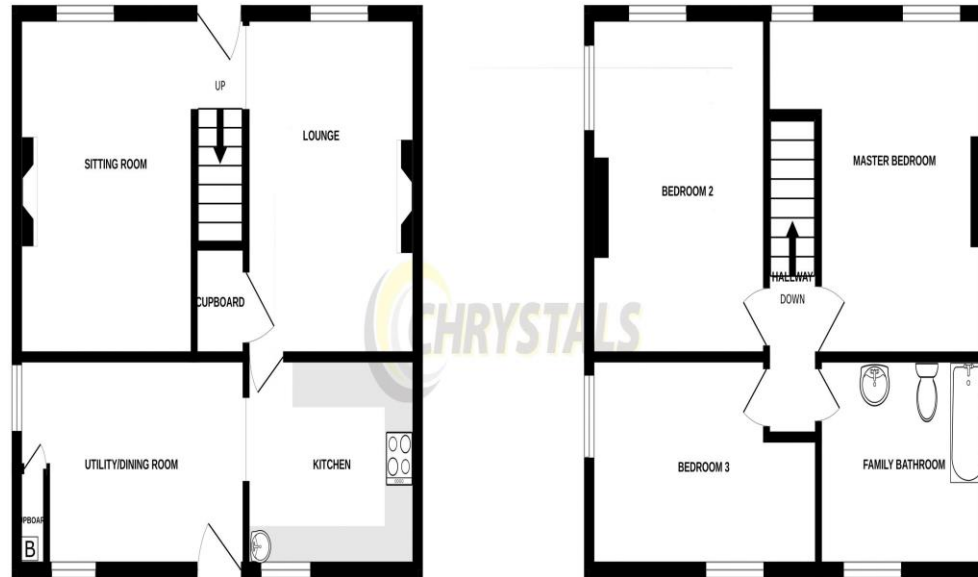






GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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.