



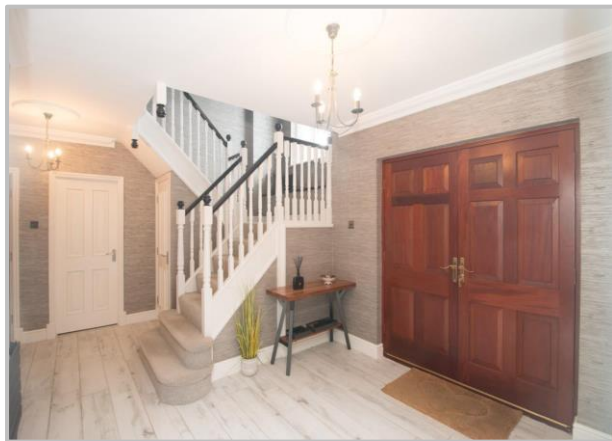
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2 Ballamurphie Park, Glen Vine Road, Glen Vine, IM4 4HY
Asking Price £999,950

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A spacious executive detached house nestled in a private and much sought after cul-de-sac location. Superbly upgraded throughout by our vendor with a wonderful kitchen, 3 contemporary bathrooms and quality interior design throughout. The accommodation comprises: reception hall with turned staircase, 3 reception rooms, kitchen with excellent family room, utility, cloakroom, 5 bedrooms, 3 bathrooms (2 en-suite). Private, established and well stocked lawn garden to the rear. Excellent double garage and open parking area to the front for 3 cars. Viewing is essential. Vacant possession available from August 2023.



LOCATION

Travel out of Douglas on the main Peel Road, passing through Union Mills and into Glen Vine. Proceed through the traffic signals at the junction with Ballagarey Road and take the next turn on your right hand side into Glen Vine Road. Continue up where the entrance to Ballamurphie Park is found on your right. Continue into the cul-de-sac and the property can be found on the left hand side.

GROUND FLOOR

HALLWAY

Impressive turned staircase to first floor. 2 storage cupboards. Cloakroom with WC.

LOUNGE 24' 2" x 18' 2" (7.36m x 5.53m)

Inglenook fireplace with open fire. 2 sets of french doors to garden.

STUDY 12' 8" x 11' 8" (3.86m x 3.55m)

KITCHEN 13' 11" x 12' 8" (4.24m x 3.86m)

Stunning high quality dove grey kitchen complimented by bull nosed stone work surfaces. Comprehensive range of integrated appliances. Island unit with breakfast bar.

DINING AREA 15' 5" x 12' 8" (4.70m x 3.86m)

Open plan arch from kitchen

FAMILY ROOM 24' 7" x 17' 2" (7.49m x 5.23m)

Open plan from kitchen. Corner feature log burner stove.

UTILITY ROOM 8' 5" x 6' 11" (2.56m x 2.11m)

matching range of wall and base units and work surfaces from kitchen.

INTEGRAL DOUBLE GARAGE 17' 7" x 17' 3" (5.36m x 5.25m)

Twin up and over electric doors. Twin Vaillant gas fired central heating boilers.

FIRST FLOOR

MASTER BEDROOM 16' 8" x 12' 0" (5.08m x 3.65m)

Built in wardrobes.

EN-SUITE 12' 0" x 10' 0" (3.65m x 3.05m)

High quality suite with WC, Wash Basin, Roll top bath and glazed shower enclosure.

BEDROOM 2 12' 4" x 10' 4" (3.76m x 3.15m)

Built in wardrobes.

EN-SUITE 5' 9" x 8' 0" (1.75m x 2.44m)

High quality suite with WC, Wash Basin and corner shower enclosure.

BEDROOM 3 11' 0" x 9' 4" (3.35m x 2.84m)

Built in wardrobes.

BEDROOM 4 9' 10" x 9' 10" (2.99m x 2.99m)

Built in wardrobes.

BEDROOM 5 11' 0" x 9' 0" (3.35m x 2.74m)

FAMILY BATHROOM 9' 0" x 8' 0" (2.74m x 2.44m)

High quality suite, WC, Wash basin. Roll top bath and glazed shower enclosure.

OUTSIDE

To the front of the property is a driveway with parking for 3 cars and a small lawned area. To the rear there is a sun terrace and good sized lawned garden.

SERVICES

Mains water, electricity and drainage installed. Gas fired central heating.

VIEWINGS

Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

POSSESSION

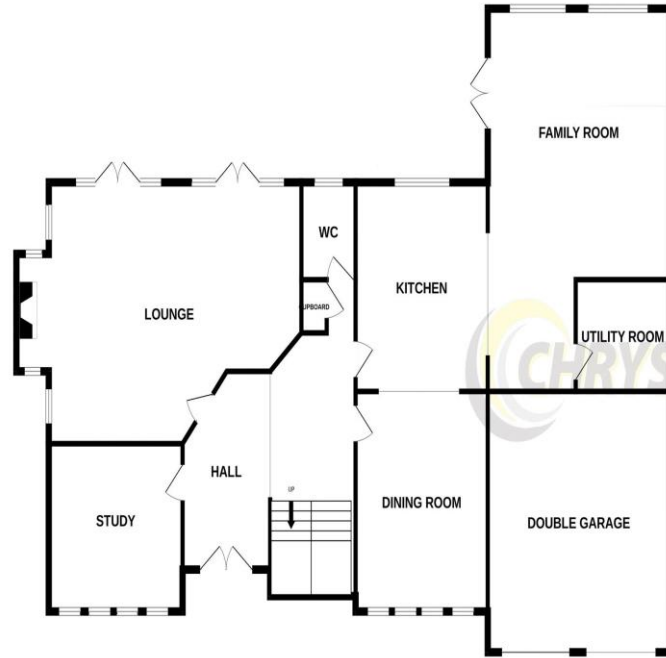
Vacant possession upon completion. There is the option to include majority of the furniture in the property on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. 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 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



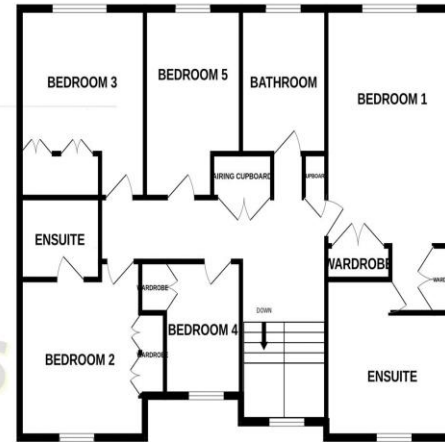




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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