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The Trafalgar House, South Quay, Douglas, IM1 5AX
Asking Price £475,000

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Substantial landmark period registered property situated on the South Quay in Douglas with a first rate Marina Outlook.

The Trafalgar was formerly a well known pub for many years and was converted to a single dwelling house. Set over 4 floors and comprising of 5 large bedrooms with 4 en-suites and 2 additional wc's, cinema room, 3 store rooms, lounge, kitchen, dining room, utility, basement and a single garage with roller door. It has a handsome double frontage and offers a potential purchaser a number of additional opportunities such as conversion into apartments, subject to planning consents.

Within easy walking distance to all local transport and amenities. Viewers should note that the property does require renovation work and upkeep to bring it up to standard.





LOCATION

The property can be located on the corner of Fort Anne Road on the South Quay.

FRONT DOOR

Panel front door.

VESTIBULE

Door to garage, cinema room and main hall.

GARAGE

19' 0" x 11' 10" (5.8m x 3.6m) (Max)

Concertina garage door. boiler room with Worcester oil fired central heating boiler and pressurised hot water cylinder.

MEDIA ROOM

10' 6" x 15' 1" (3.2m x 4.6m)

Large window to rear aspect. Radiator.

CLOAKROOM

WC. Wash hand basin. Laminate floor.

HALL

Door to rear store rooms and cellar.

STAIRS TO HALL

Stairs to half landing.

LAUNDRY ROOM

8' 10" x 7' 7" (2.7m x 2.3m)

Plumbed for washing machine. Laminate work surface with stainless steel sink drainer with mixer tap and storage unit. Radiator.

FIRST FLOOR

OPEN PLAN LIVING/ SITTING DINER KITCHEN

LIVING/ SITTING

33' 10" x 11' 6" (10.3m x 3.5m)

Open grate fireplace with wooden feature surround with tiled slips and hearth. Attractive half panelled walls. Three radiators. Bay window with wonderful elevated views over the marina.

KITCHEN/ DINER

15' 5" x 11' 2" (4.7m x 3.4m)

Fitted with modern gloss eye and base level units. Corner worktop. One bowl stainless steel sink with mixer tap. Appliances include Belling electric halogen hob with extractor over. Double oven and grill. Integrated wine cooler, fridge freezer and dishwasher. Bay window with wonderful elevated views. Radiator.

STAIRS DOWN TO

TRIANGULAR SHAPED SITTING ROOM

10' 10" x 15' 9" (3.3m x 4.8m) (Max)

Feature original cast fire place with wooden surround. Two large window to front and side aspect. uPVC door down to rear.

CLOAKROOM

WC. Vanity wash hand basin. Radiator.

SECOND FLOOR

TRIANGULAR SHAPED BEDROOM

11' 10" x 15' 1" (3.6m x 4.6m) (Max)

Two windows to front and rear aspect.

FAMILY BATHROOM

Three piece suite comprising inset panelled bath with shower over and screen. Wash hand basin. WC. Radiator. Laminate floor.

THIRD FLOOR

BEDROOM 3

11' 6" x 15' 5" (3.5m x 4.7m)

Window to front aspect. Radiator.

BEDROOM 1

20' 0" x 11' 10" (6.1m x 3.6m)

Window to rear aspect . Radiator. Built in wardrobe with fitted shelves, coat and hanging space. (2.2 x 1.8)

EN-SUITE

Four piece suite comprising of WC. Large panelled bath with mixer tap. Large enclosed shower cubicle with rainfall attachment overhead. Double sink with vanity unit. Chrome towel rail. Laminate flooring. Velux roof light.

4TH FLOOR

BEDROOM 4

12' 2" x 11' 2" (3.7m x 3.4m)

Window to front aspect. Radiator.

EN-SUITE

Three piece suite comprising of enclosed shower cubicle with rainfall head over. Chrome towel rail. Vanity wash hand basin. Sink with mixer tap. Laminate floor. WC.

BEDROOM 2

13' 9" x 17' 1" (4.2m x 5.2m) (Max)

Two windows to rear aspect.

EN-SUITE

Three piece suite comprising of enclosed shower cubicle with rainfall shower over head. Chrome towel rail. Vanity wash hand basin with mixer tap. WC.

SERVICES

All mains services. Oil fired central heating.

VIEWING

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

POSSESSION

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