



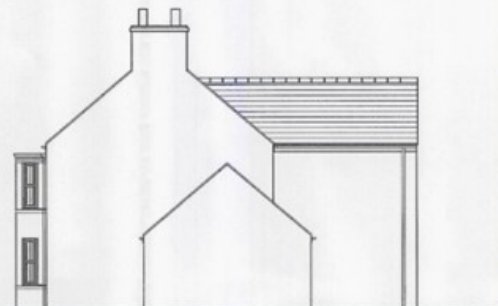
PROPOSED REAR EAST ELEVATION
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PROPOSED SIDE NORTH ELEVATION
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PROPOSED FRONT WEST ELEVATION
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PROPOSED SIDE SOUTH ELEVATION
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PLOT 1, SHEE-DY-VEA, BALLANARD ROAD, DOUGLAS, IM2 5PT

Approx. 3,500sq/ft New Build Detached 4 Bedroom Family Home Situated in a Countryside Location. Double Garage.

For Sale - POR

PROPERTY SUMMARY

Price:	POR
Type:	Detached
Status:	For Sale
Area:	Douglas, EAST
Bedrooms:	4
Reception Rooms:	3
Bathrooms:	2

FULL DESCRIPTION

PLOT 1, SHEE-DY-VEA, BALLANARD ROAD, DOUGLAS, IM2 5PT

10 Year structural warranty included

Accommodation

Ground Floor

Set of French double doors leading into:

Entrance Porch

Door leading into:

Entrance Hallway

Stairway access to the first floor. Door into a good sized storage cupboard. Separate doors providing access into the living room, dining room and kitchen. Door into:

Cloakroom

Fitted with a two piece suite comprising of a wash hand basin and W.C.

Living Room

Bay window to the front aspect. Set of French double doors leading out to the rear of the property.

Dining Room

Bay window to the front aspect. Opening into:

Sunroom

Triple aspect windows. Set of French double doors leading out to the rear of the property.

Kitchen

Fitted with a range of base, wall and drawer units. Two windows to the rear aspect. Set of French double doors leading out to the side aspect. Door to one side leading outside and to a separate door which leads into the double garage. Door into:

Utility Room

Two dual aspect windows.

First Floor

Half Landing

Door into:

Bedroom 3

AT A GLANCE

Type:	Detached
Status:	For Sale
Price:	POR
Area:	Douglas, EAST

INSIDE

Bedrooms:	4
Reception Rooms:	3
Bathrooms:	2
En-suite:	1
Windows:	Other
Heating:	Other
Furnished:	No

OUTSIDE

Garage:	Double
Front Garden:	None
Rear Garden:	None

WHO TO CONTACT



Mark Canty - 07624 220109

Cowley Groves Douglas

Landline: 01624 625888

Email: mcanty@cowleygroves.com

Dual aspect windows to both the side and rear aspects.

Landing

Bedroom 1

Bay window to the front aspect. Door into a good size wardrobe. Door into:

En-Suite

Fitted with a three piece suite comprising of a panel bath tub, wash hand basin and W.C. Window to the rear aspect.

Bedroom 2

Bay window to the front aspect.

Bedroom 4

Window to the side aspect.

Family Bathroom

Fitted with a three piece suite comprising of a panel bath tub, wash hand basin and W.C. Window to the front aspect.

Outside

To the front of the property there is access to the double garage.

Double Garage

Fitted with a garage door to the front aspect. Door leading out to the rear of the property.

Disability Access

36 Inch or more wide halls. Swing-in doors. Entry slope less than one foot. Grab bars in bathroom(s). Wheelchair accessible/adaptable and wheelchair modifications.

Services

All main services will be connected.

Rates

To be allocated.

Directions

Travelling from the Quarterbridge in the direction of Bray Hill, turn right at the traffic lights onto Ballanard Road. Continue to the roundabout adjoining Johnny Watterson's Lane and continue straight, onto Ballanard Road. Travel for a short distance past the turning to The Castleward Green estate where the development site for plot one can be found on the right hand side.

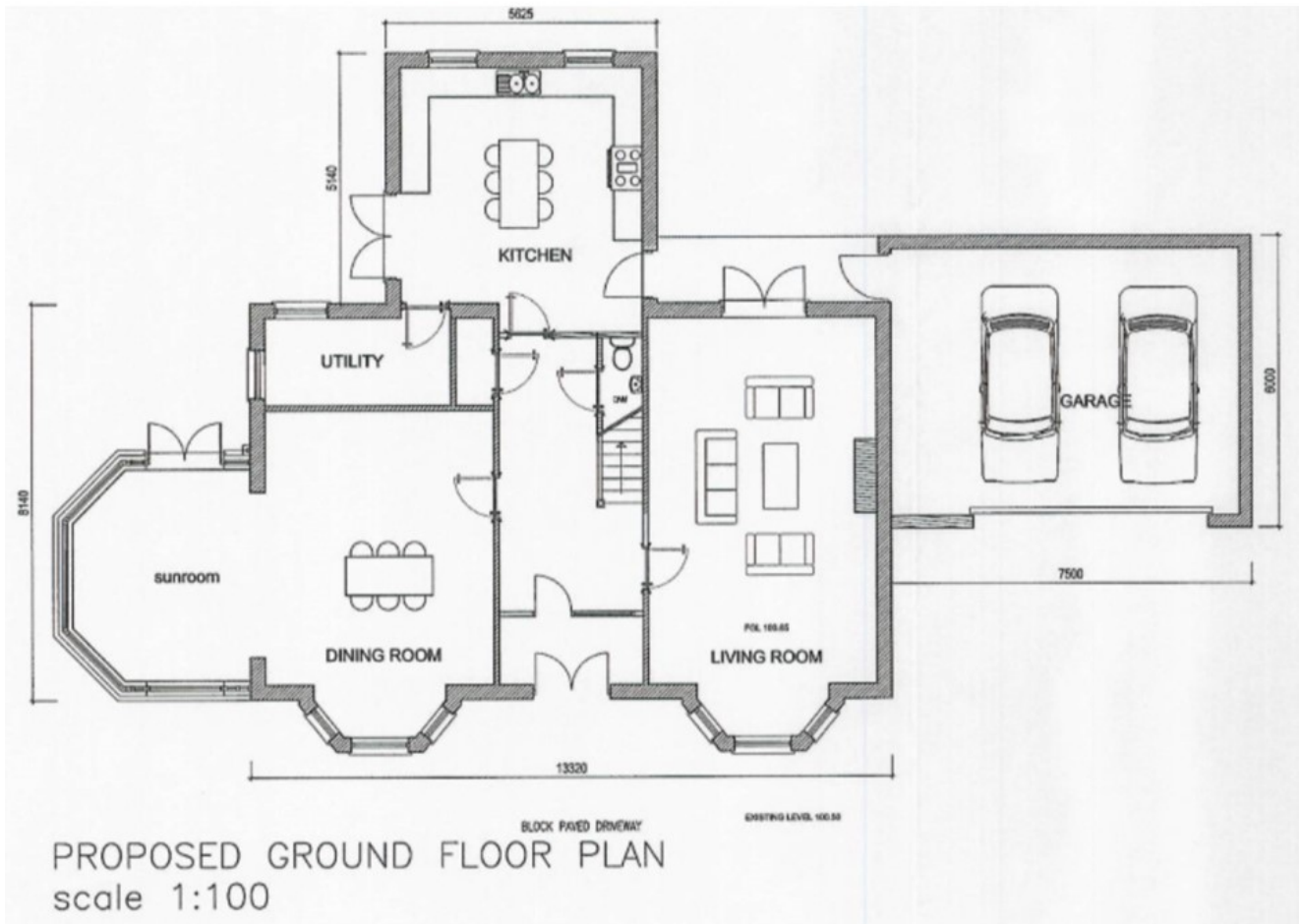
GALLERY

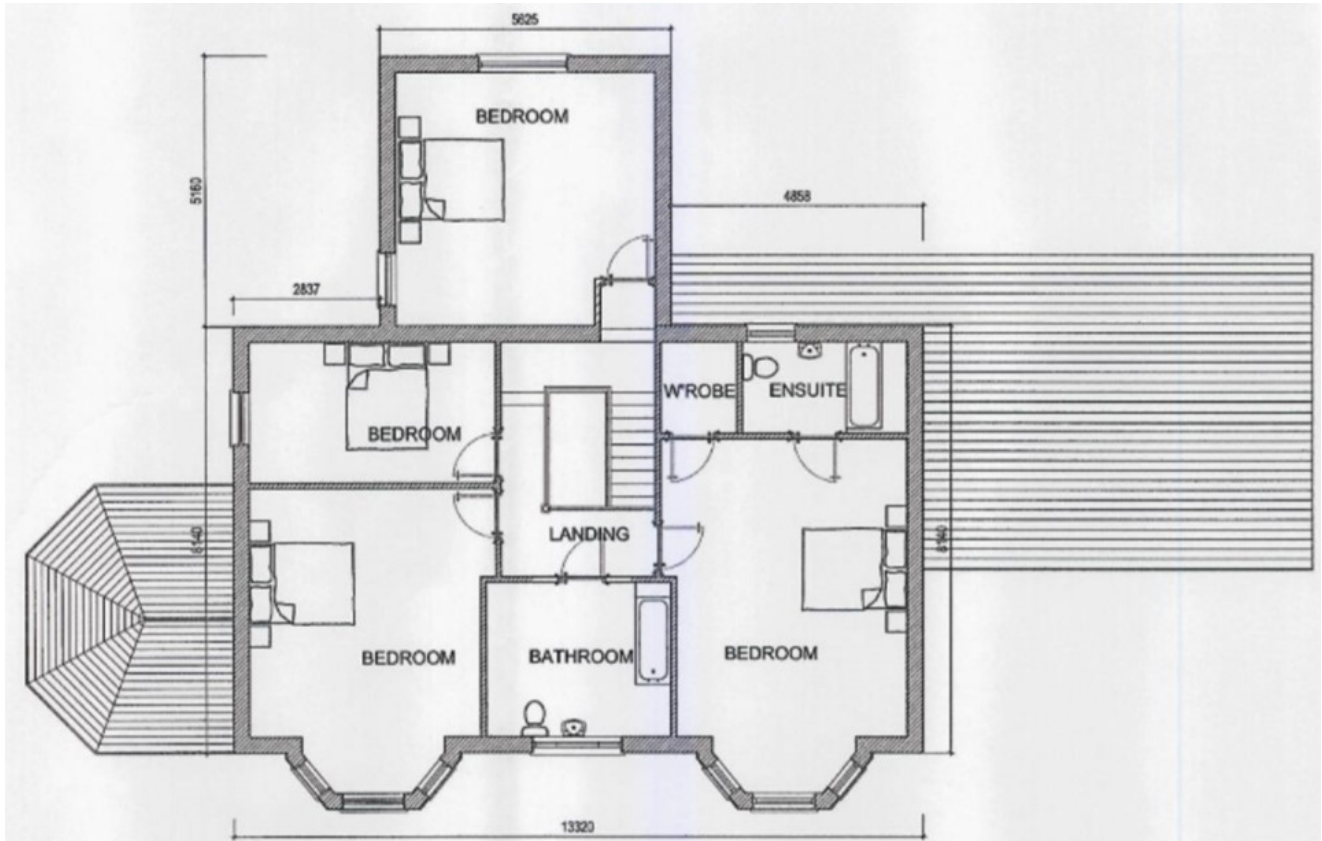
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FLOORPLANS

PLOT 1, SHEE-DY-VEA, BALLANARD ROAD, DOUGLAS, IM2 5PT





PROPOSED FIRST FLOOR PLAN
scale 1:100





LOCATION

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