



**carter moon**  
property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA



# 1, BALLAMILLGHYN BRADDAN

## £499,950

- Fabulous & well appointed extended detached true bungalow
- Offers delightful south facing countryside views
- 10 minutes drive to Douglas & all local amenities
- 3, Elegant & spacious reception rooms
- 17ft breakfast kitchen with Utility room off
- 4 Bright & airy bedrooms ( En-suite shower )
- Family bathroom & separate shower room
- Integral garage & brick paved driveway
- Lovely manicured lawned gardens ( 2 Ponds )
- Excellent storage facilities
- Oil Central Heating
- Inspection highly advised

### Key Features

4

3

3

## Full Description

Full details & measurements are as follows -

Front entrance with sensor lighting. Attractive solid timber door with glass inset leading to -  
PORCH ( 4ft - 3ft 7 )

Timber flooring. Hanging cloaks space. Tongue / groove ceiling with down lighting. Wide inner door to -

HALLWAY ( 9ft 9 - 7ft 6 )

2 built-in storage cupboards. Cove ceiling. Decorative radiator cover. Telephone connection. Doors to reception rooms, kitchen & opening to inner hallway.

FORMAL LOUNGE ( 16ft 11 - 15ft 2 )

Fabulous bright & airy room that takes advantage of breathtaking rural views. Central wall mounted modern electric fireplace with Marble slips. Decorative cove ceiling. Ceiling rose. TV/SAT connections. Multiple power points. French door to -

SUN / FAMILY ROOM ( 16ft - 12ft 7 )

High pitched glass ceiling. Cove ceiling. Down lighting. Multiple power points. Telephone connection.

BREAKFAST KITCHEN ( 17ft - 16ft 9 )

Stunning kitchen that's fitted with an excellent range of Ivory fronted base, wall & soft closing drawer units. Additional glass display cabinets & integral basket holders. Generous Corian effect work surfaces incorporating a 1.5 sink unit with chrome mixer tap & drainer. Integrated fridge / freezer & dishwasher. Superb Rangemaster cooker / oven with chimney style filter hood above. Tiled splash backs. Deep set storage cupboard with fitted safe & shelving. Oak laminate flooring. Multiple down lighting & power sockets. TV connection. Cove ceiling. Door to -

UTILITY ROOM ( 9ft 9 - 7ft 4 )

Again fitted with a lovely range of wooden fronted base, wall & drawer units. Laminate work tops incorporating a circular sink with chrome mixer tap. Space for American fridge / freezer. Integrated washing machine. Matching Oak wooden flooring. Door to rear courtyard.

INNER HALLWAY

Built-in double linen cupboard with slatted shelving & heating. Loft hatch. Power points.

2ND SITTING / TV ROOM ( 25ft 7 - 12ft 9 )

Impressive room with twin French doors to rear courtyard. Cove ceiling. Multiple down lighting. TV / SAT connection. Multiple power points.

REAR HALLWAY

Solid wooden flooring. Down lighting. Cove ceiling. Walk-in storage cupboard with plumbing & shelving / hanging rail.

BEDROOM 3 ( 15ft 9 - 9ft 9 )

Fitted sliding mirror wardrobes. Skylight window that provides plenty of natural light. Attractive light Oak flooring. Telephone connection. TV point.

SHOWER ROOM ( 8ft 3 - 5ft 6 )

Fitted with an luxury suite comprising jet spa shower with seat, pedestal wash hand basin & low flush toilet. Chrome heated towel rail. Tiled flooring. Shaver point. Down lighting. Skylight window for natural light.

2nd UTILITY ROOM ( 9ft 7 - 4ft 3 )

Matching light Oak wooden flooring. Houses new Oil boiler & cylinder. Fitted wall & base units. Work surfaces incorporating a stainless single bowl sink with mixer tap. Door to -

INTEGRAL GARAGE ( 18ft 5 - 9ft 11 )

Automated sectional door. Power & lighting. Tap connection. Loft access. Attractive tiled flooring. Multiple down lighting.

Main house.

BEDROOM 1 ( 13ft 2 - 10ft )

Well proportioned airy room that takes advantage of picturesque countryside views. Light Oak laminate flooring. Ample space for stand alone furnishings. Chrome dimmer switch. TV connection. Door to -

ENSUITE SHOWER ROOM ( 9ft 11 - 5ft )

Fitted with a modern suite comprising walk-in shower cubicle with shower attachment, vanity sink unit set in alcove & low flush toilet. Chrome heated towel rail. Attractive tiled flooring. Glazed window for natural light.

BEDROOM 2 ( 11ft - 10ft 2 )

Bright & airy double bedroom with ample space for stand alone furnishings. Oak laminate flooring. Multiple down lighting. Cove ceiling. TV / TEL points. Rear courtyard aspect.





**Tenure**

Freehold

**Floor Area**

**Directions**

Heading West on the Peel Road, passing the Douglas Rugby Club on your right. Bear next right by the Joey Dunlop Foundation onto the ( A23 ) & head towards Nobles Hospital. At the roundabout by Nobles Hospital bear left & head in the direction of Mount Rule. Proceed over the roundabout by Strang Stores towards West Baldwin & take the 2nd turning right into Ballamillaghyn Estate where number 1 is the first house on the left hand side.

**Viewings**

All viewings must be accompanied by a representative of Carter Estate Agency. To book an appointment please contact us on ( 01624 ) 626123 or alternatively email - [info@cartermoon.com](mailto:info@cartermoon.com)

**Services**

All main services connected. Oil fired central heating / Hardwood Double Glazed throughout.

**Possession**

Freehold. Vacant upon completion of sale. No onward chain.

**Rates payable**

For all recent rates figures please contact the rates department on ( 01624 ) 685661 / 696347

**Inclusions**

All floor coverings, Blinds & light fittings.

**Please note**

Boiler serviced annually.  
Ideal property to accommodate 3rd generation / Annex facilities.