

**28, Ballaterson Fields  
Ballaugh**

**£399,950**



**Beautifully Presented True Bungalow in Popular Area of Ballaugh. Village Location with Primary School and Shop Close By.**

**Accommodation Comprises:**

**Large Lounge with Electric Fireplace, Opening into Dining Area, Sun Room Overlooking the Garden, Modern Kitchen, Utility Room.**

**Master Bedroom with Dressing Area and En-Suite Shower Room, Two Further Bedrooms, Family Bathroom.  
Double Garage.**

**Mature, Private Garden to Front and Rear, Vegetable Plot.  
Oil Fired Central Heating, uPVC Windows.**

**'No Onward Chain'**

**Directions:** Leave Ramsey via Lezayre Road and continue south to Ballaugh. On entering the village turn right into Station Road just before the bridge. Travel past the school and take the right turn after the church. Turn immediately right and the second left and the bungalow will be found on the right, clearly identified by our 'For Sale' board.

**Rateable value:** £1365.00      **Rates payable:** (Inc Water Rates)

**Inclusions:** to be confirmed



GROUND FLOOR  
1720 sq.ft. (159.8 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.

Whilst all particulars are believed to be correct, neil contract. Floorplans are for illustrative purposes

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020