



**15 Ballacriy Park  
Colby  
£339,950**



**4 Bedrooms Detached Dormer Bungalow In Quiet Cul-De-Sac Location  
Within Walking Distance to Bus Stop, Local Shop, Public House And  
Colby Glen**

**Lounge With Bay Window, Wood Burner  
Fully Fitted Kitchen Door To Conservatory  
Fully Tiled Bathroom Comprising Bath With Shower Above, Toilet And Wash  
Hand Basin  
Large Storage Cupboard  
Two Downstairs Bedrooms With Fitted Wardrobes  
Two Double Upstairs Bedrooms Both With Under Eaves Storage Master With  
Dressing Room With Scope To Convert To An En-Suite  
Box Room Could Be Converted To A Wet Room  
UPVC Double Glazing Throughout  
Private South Facing Rear Garden  
Oil Fired Central Heating  
Single Garage And Parking For 2/3 Cars  
Some Redial Works That Need Finishing Off**

**Directions: Travelling From Port Erin Along Colby Main Road Turn left Just Before The shop And Pub Into Ballacriy Park. Follow The Road Round To The Left And Number 15 Can Be Found Situated On The Left Hand Side Clearly Identified By Our For Sale Board.**

**Rateable Value TBA Rates Payable TBA (including water)**



GROUND FLOOR  
948 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.

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.  
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