



**Cooil Maynrys  
12 Viking Hill  
Colby  
£475,000**



**Spacious Attractive Detached True Bungalow On A Good Size Plot Situated In A Cul-De-Sac Location**

**Entrance Porch Leading Into Spacious Hall  
Cloakroom Comprising White 2 Piece Suite**

**Good Size Lounge With Opening To Large Dining Room/Kitchen, Fully Fitted Modern White Gloss Kitchen With With Door Leading Into Upvc Construction Sun Room With Glazed Top Sections**

**3 Bedrooms, Large Family Bathroom**

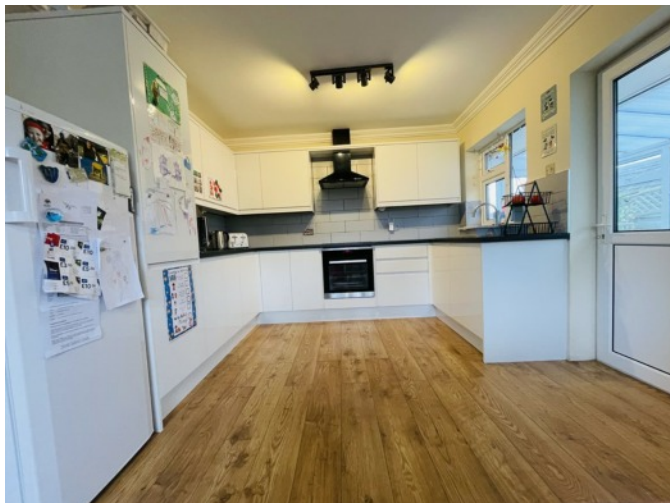
**Oil Fired Central Heating, Upvc Double Glazing Throughout  
Integral Double Garage With Up & Over Roller Door, Off Road Parking**

**Front & Rear Gardens, Fenced South Facing Rear Garden With Large Raised Decking And A Paved Patio Area**

**\*\*\*\* Viewing Highly Recommended \*\*\*\***

**Directions:** Travelling into Port Erin at the Four Roads Roundabout take the right turning and follow the road until the next roundabout. Go straight across as if heading up the Sloc then take the second turning on the right into Ballakillowey. Follow the road, take the second left turning Into Viking Hill, follow the road around bearing right, the property is situated on the right hand side.

Rates Value £78.00 Rates Payable £1,135.28 2022/23 (including water)



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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.  
Made with Metropix © 2022