



**13 Auldyn Meadow Way,  
Ramsey IM8 2TX**

**£325,000**



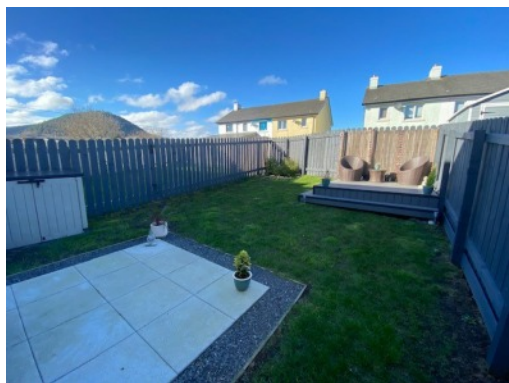
**Delightful Semi Detached Property  
Situated on the Popular Location of Auldyn Meadows.**

**Accommodation Comprises:  
Entrance Hall with Under Stairs Cupboard, Cloakroom/wc,  
Contemporary Style Kitchen with Dining Area,  
Nicely Presented Lounge with Double Doors to Rear Garden,  
Three Bedrooms Two with Fitted Wardrobes,  
Family Bathroom with Shower Over Bath and Heated Towel Rail,  
Rear Garden with Decking Ideal for BBQ & Entertaining,  
Gas Fired Central Heating  
UPVC Double Glazed Windows Throughout.  
Driveway With Parking For 2 cars.  
**‘Ideal Starter Home or Investment Property’****

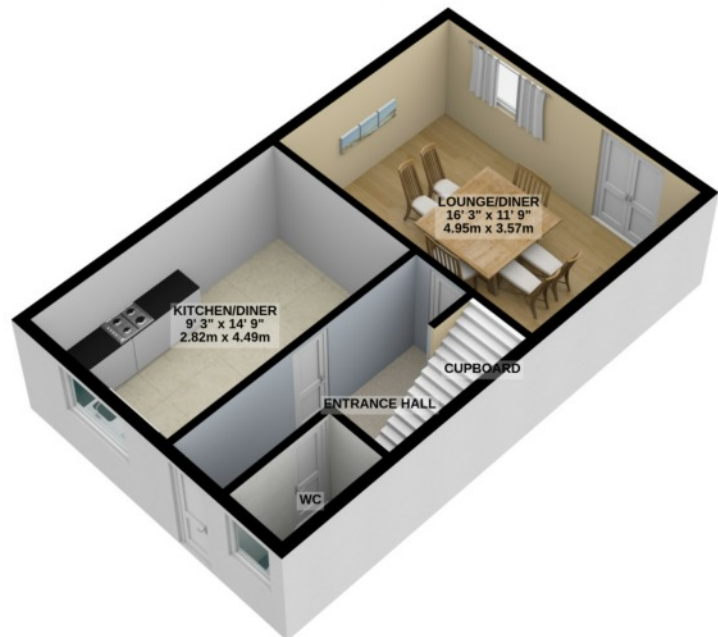
**Directions:** Travelling out of Ramsey via Lezayre Road, turning right into Gardeners Lane, opposite Milntown. Continue down the road and at the roundabout turn right and then take the second on the right onto Auldyn Meadow Way, number 13 can be located on the right hand side.

**Rates Payable: £ 1,240pa (inc water rates)**

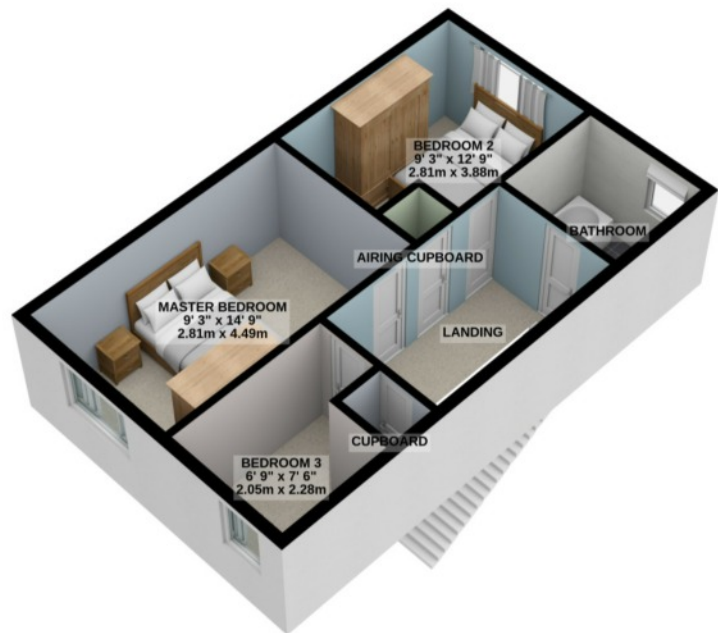
**Services:** Mains Water, gas and Electric Services Connected



**GROUND FLOOR**  
429 sq.ft. (39.9 sq.m.) approx.



**1ST FLOOR**  
429 sq.ft. (39.9 sq.m.) approx.



**TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.**

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.