



**13 Auldyn Meadow Way,
Ramsey IM8 2TX
£314,950**



**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 including Integrated Washing
Maching/Tumble Dryer & Dishwasher, AEG Oven, Induction Hob & Extractor Fan.
Built in Microwave. Freestanding Stainless Steel Fridge Freezer.**

Upgraded Worktops.

**Nicely Presented Lounge with Double Doors to Rear Garden,
Three Bedrooms Two with Mirror Fronted Double Wardrobes,
Family Bathroom with Shower Over Bath and Heated Towel Rail,
Rear South West Facing Garden with Maintenance Free Raised Decking**

Ideal for BBQ & Entertaining,

Gas Fired Central Heating

UPVC Double Glazed Windows Throughout.

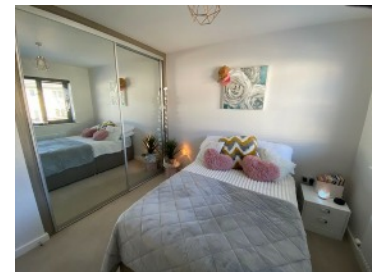
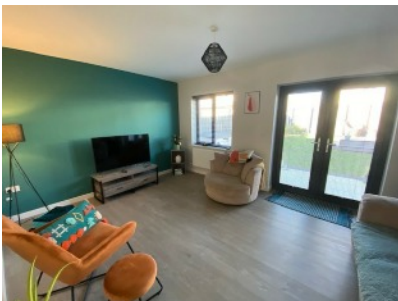
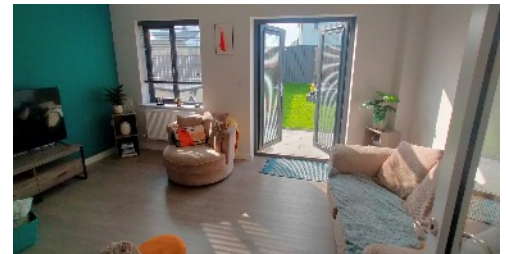
Driveway With Parking For 2 cars.

NHBC Warranty.

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 Auldryn Meadow Way, number 13 can be located on the right hand side.

Services: Mains Water, gas and Electric Services Connected

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



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.