



**23 Larivane Meadows  
Andreas  
£315,000**



**Immaculate Semi-Detached Bungalow in Sought After Area of Andreas Village.  
Beautiful Private Gardens with Patio Area, Mature Hedging and Shrubs.**

Accommodation Comprises:-  
Hall, Cloaks Cupboard,  
Lounge with Sliding Doors to Rear Garden,  
Kitchen Diner with Fitted Units and Space for Table and Chairs,  
Two Double Bedrooms,  
Family Bathroom with Storage Cupboard.  
Upvc Double Glazed,  
Gas Fired Central Heating,  
Parking for 3 Vehicles.

**‘Lovely outlook at the front to communal grass area’**

Directions: From Ramsey Follow Bowring Road Leading to The Andreas Road, Continue on the Andreas road For Approximately Four Miles, Turn Left Towards Andreas Village, also Sign Posted A9 for a quarter of a Mile, Turn Right Onto Leodest Road. Follow the road to the right and turn right into Larivane Meadows, next left and follow the road ahead when the bungalow can be found on the left hand side.

Rates:£

Services: Mains drainage, electric and gas

Tenure: Freehold



GROUND FLOOR  
722 sq.ft. (67.1 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.