



**13 Auldyn Meadow Way,
Ramsey IM8 2TX
£299,500**



**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.
From the back of the estate there is a paved walkway giving
access to a quick route to and from town.**

NO ONWARD CHAIN

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.

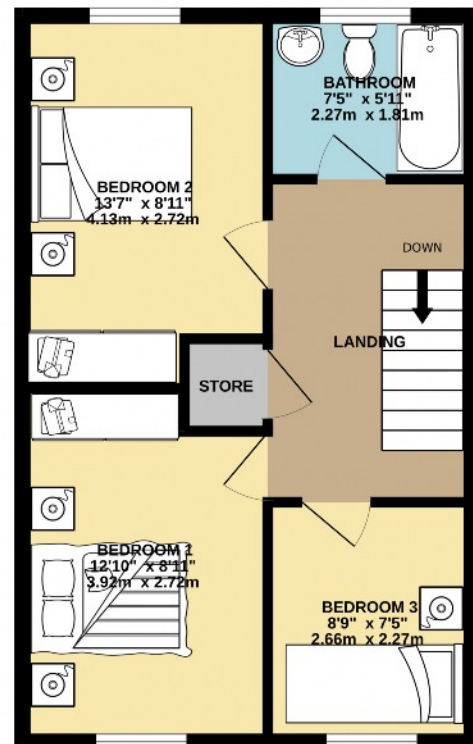
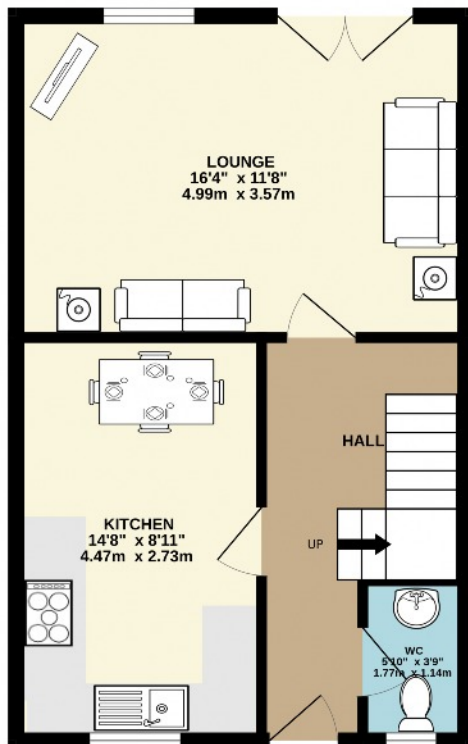
Services: Mains Water, gas and Electric Services Connected

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



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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