



**16 Cleiy Rhennee
Kirk Michael
£395,000**



**Executive Style Property Built Twenty Two Years ago by Hartford Homes
and Extended in 2006,**

Situated on a Corner Plot in a Sought after Area.

Walking Distance to all Local Amenities in the Heart of Kirk Michael.

**This 4 Bed Detached Family Property Benefits from
A Large Drive with Ample Parking for Several Vehicles.**

Accommodation Comprises:

**Entrance Hall, Cloakroom/WC, Lounge, Separate Dining Room/Study,
Fitted Kitchen/Breakfast Room with Open Plan Family Room,
French Doors leading to Enclosed and Private Rear Garden with Lawn, Mature Hedge
and Shrubs plus Corner Garden.**

Utility Room at back of Garage,

Four Double Bedrooms (Master with Shower Room)

Family Bathroom.

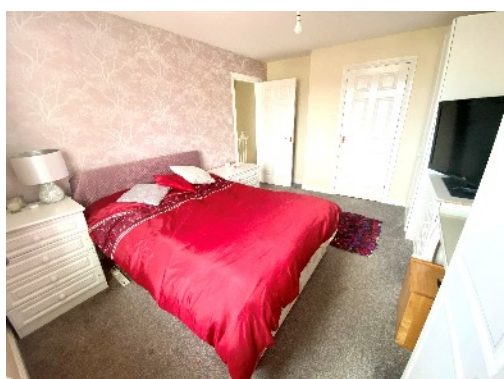
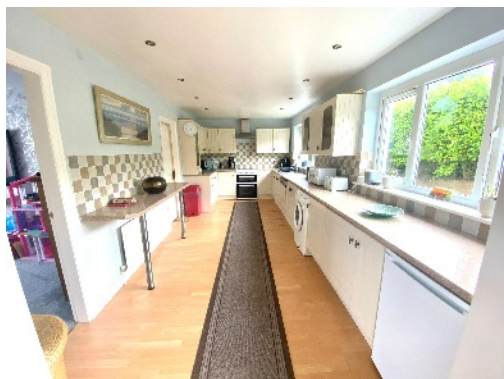
Gas Central Heating, uPVC Double Glazed throughout.

'Viewing's highly recommended to appreciate this Spacious Property'

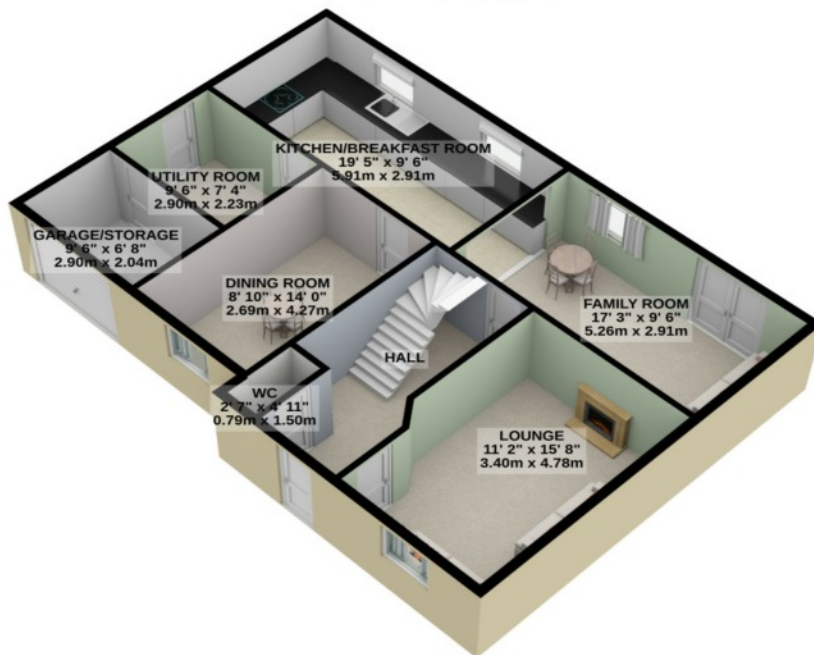
Directions: Travelling from Ramsey towards Peel follow the road through Sulby Village and Ballaugh Village, continue through the Centre of Kirk Michael and turn right onto Station Road. Follow the road straight ahead and to the left. Take the next turning left into Cleiy Rhennee, turn left and number 16 can be found on the left hand side of the Cul-De-Sac clearly identifiable by our 'For Sale' board

Rateable Value: £172

Rates Payable: £1211.58 (Inc. Water Rates) (2020)



GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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.
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