



4 Ard Reayrt, Ramsey Road, Laxey

Asking Price £385,000



**Deceptively Spacious Extended Semi Detached House
Situated in a Lovely Residential Location with Views Across Laxey**

Property Comprises:

Large Lounge

Modern Fitted Dining Kitchen

Sun Lounge

Downstairs WC

**Spacious Master Bedroom with Dressing Room and Modern Ensuite
Shower Room**

2 Further Good Sized Bedrooms

Modern Family Bathroom

Integrated Single Garage and Driveway Parking for 2 Cars

**Large Private Garden with Garden Room / Summer House / Bar / Gym
(Insulated and power / lighting connected)**

Double Glazed Throughout and Oil Fired Central Heating

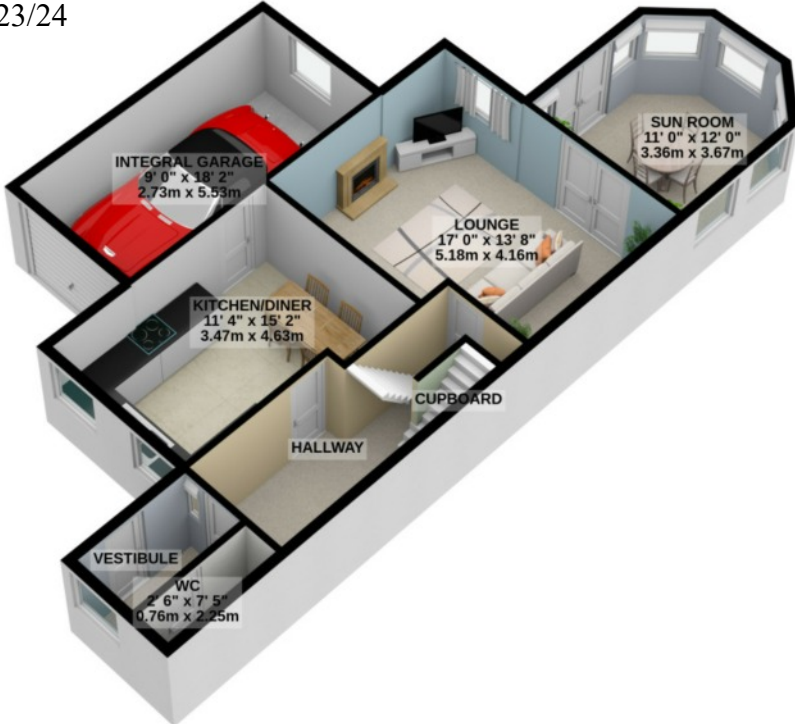
Directions: Travelling through Laxey Village onto the Ramsey Road, take the next turning left onto Ard Reayrt. Take the First turning right, heading towards the Cul de Sac Number 4 can be Found Half Way Along on the Right.

Inclusions: All Flooring, Blinds and Light Fittings

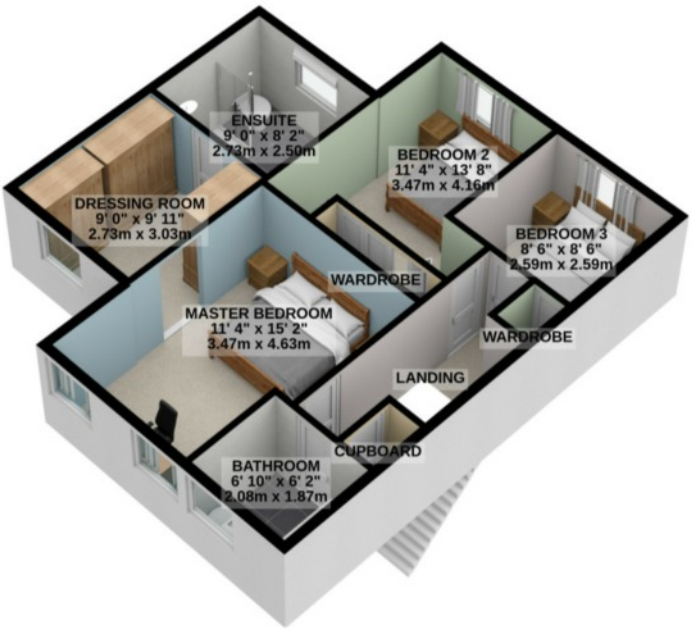
Rateable Value: TBA **Rates Payable:** TBA 2023/24



GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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. Made with Metropix © 2023