

**12 Royal Park
Ramsey
£539,950**



A Well Presented 4 Bedroom Detached Oxford Style House Sat On A Popular Residential Development Within Easy Reach Of Ramsey Town Centre, The Beach, Mooragh Park And All Local Amenities

Accommodation Comprises:-

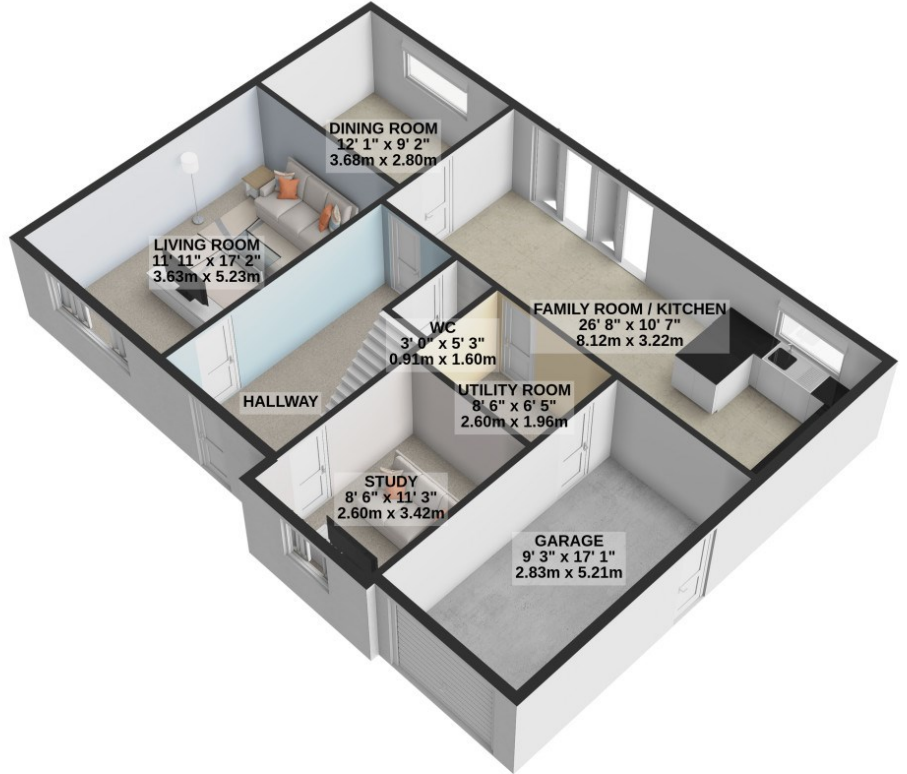
Good Sized Entrance Hall With Understairs WC
Generous Lounge Through To A Further Sitting Room Area To The Rear
2nd Sitting Room / Study
Spacious Open Plan Kitchen/Diner With Doors Out To The Large Enclosed Rear Garden
Separate Utility Room With Access To The Integral Garage
Master Bedroom To The Front With Tiled Modern En-Suite Shower Room
3 Further Good Sized Double Bedrooms
Tiled Modern Family Bathroom
Gas Central Heating
Off Road Parking for 2 to 3 Vehicles
Rear Garden Is Lawned With A Patio Area

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 only for illustrative purposes, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.

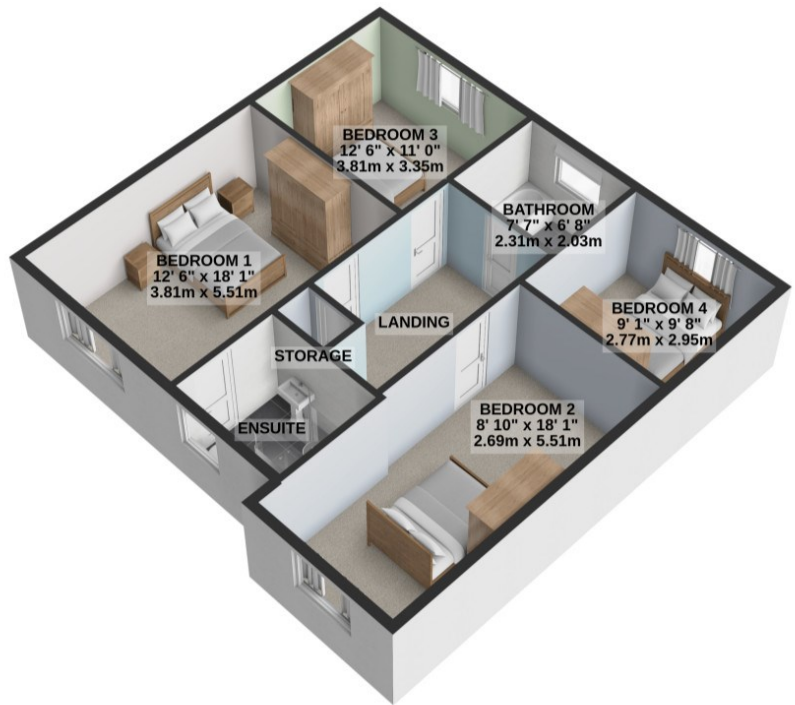
Directions : Travelling along the promenade past Mooragh Park, follow the road around to the left and up the small hill, the entrance to Royal Park can be found on the left hand side, Go straight on and take the 2nd right and number 12 can be found on your left hand side clearly marked by our For Sale Board



GROUND FLOOR
1044 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 sq.m.) approx.

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