



## 5 Sound of the Falls, Hamilton Terrace, Lower Foxdale, Isle of Man. IM4 3BB

Picturesque end-terraced cottage in the heart of Foxdale. Benefitting from Modern sun-room extension, immaculately presented throughout and a sunny garden with a calming sound of the nearby waterfall



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QUALIFIED ESTATE AGENTS

**OPEN HOUSE**  
**THIS SATURDAY 12 – 2 PM**  
**NO APPOINTMENT NECESSARY**

**619966**



**£285,000 Freehold**



## PROPERTY DESCRIPTION

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**ACCOMMODATION** Sound of the Falls, located on Hamilton Terrace in the heart of Foxdale, is a charming end-terraced cottage that has been beautifully renovated and is well presented throughout. The front-facing living room, complete with a cozy wood burner, offers a warm and inviting space for relaxation. The well-appointed kitchen, equipped with a modern electric boiler heating system, flows seamlessly into a bright sunroom extension, enhancing the home's living space and providing a perfect spot to enjoy natural light. Upstairs, there are two bedrooms, one featuring fitted wardrobes for ample storage, while the other has direct access to the outside terrace.

The exterior of the property is equally impressive, with a brick-paved driveway at the front providing convenient parking. The rear garden is a delightful retreat, offering plenty of space to unwind, grow flowers, or cultivate a vegetable garden. At the top of the garden, a fully powered summerhouse provides a versatile space for relaxation, hobbies, or work. With its blend of modern comforts and cottage charm, Sound of the Falls is a standout property in the center of Foxdale, perfect for those seeking a peaceful yet well-connected home.

**INCLUSIONS** Blinds, Light Fittings, Floor coverings.

## FEATURES

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- OPEN HOUSE THIS SATURDAY 28th 12pm-2pm
- End-Terraced Cottage
- Two Bedrooms plus Shower Room and W.C. with Bath
- Terrace accessible from the Second Bedroom
- Fantastic Sunny Garden
- Summerhouse fitted with Power
- Cost Saving Electric Heating
- Renovation works completed since 2018





## Property Images

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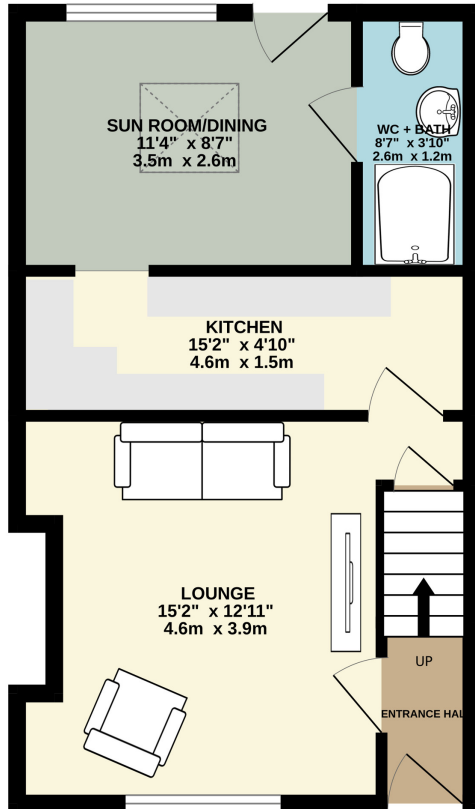




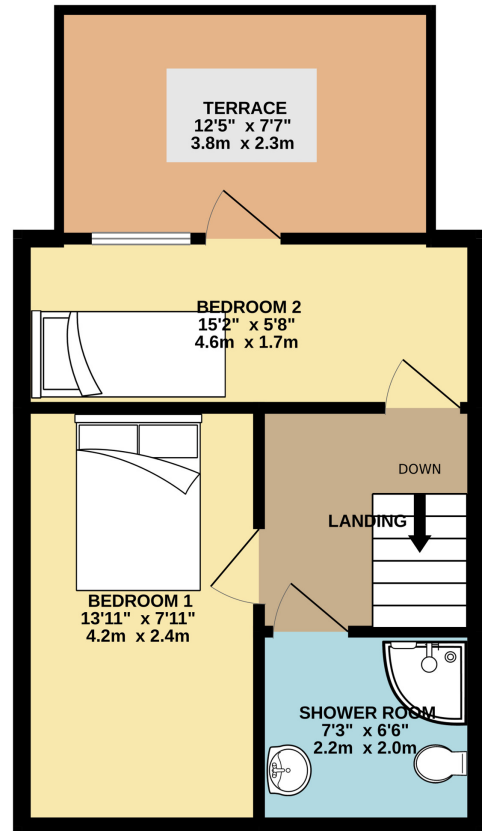
# FLOORPLAN



GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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