



62 Friary Park, Castletown, Isle of Man. IM9 4EW

Immaculately presented 4 bedroom semi detached home with superb rural views to rear



£410,000 Freehold

PROPERTY DESCRIPTION

Tucked away at the bottom of a quiet cul-de-sac in the charming village of Ballaugh, this very well-maintained four-bedroom semi-detached home offers modern family living in a peaceful, rural setting — complete with views over surrounding farmland and cows for neighbours!

The spacious ground floor comprises a bright and airy lounge, with French doors opening out to the rear garden — perfect for enjoying the sunshine and bringing the outside in. There's a handy downstairs W.C., and a modern kitchen-diner that's ideal for both family meals and entertaining guests, with direct access to a raised timber decking area overlooking the garden.

Upstairs, you'll find four bedrooms — three generous doubles and a fourth single room, perfect as a nursery or home office. The recently fitted four-piece bathroom offers a fresh, contemporary finish and includes both a bath and separate shower.

The low-maintenance rear garden is a standout feature, with a raised timber deck ideal for outdoor dining, a flagged patio, and an astro turf area offering year-round greenery. A detached garage provides additional storage and houses the oil fired boiler. The garden also enjoys open views across the surrounding farmland, adding a sense of space and tranquillity.

FEATURES

- Immaculate Semi Detached Home
- Quiet Residential Cul-de-Sac
- Large Lounge with Media Wall
- Modern Kitchen/Diner with Garden Access
- Downstairs W.C.
- 4 Bedrooms plus Modern Bathroom
- Low Maintenance Gardens
- Lovely Rural Views
- Detached Garage & Parking

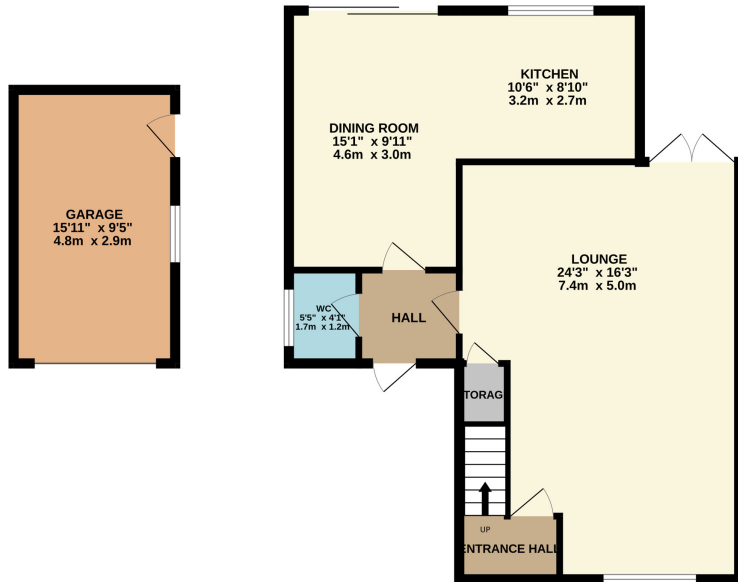


Property Images

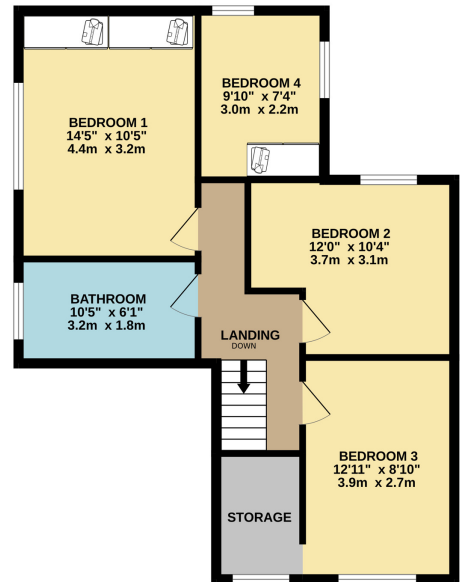


FLOORPLAN

GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.7 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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