



12 Bayr Cam

Douglas, IM2 2HT

Immaculately presented modern semi detached house pleasantly positioned just outside the town centre and convenient for access to a host of local amenities and offering easy access south to the airport. The property enjoys an attractive open countryside aspect with distant sea views also. The accommodation comprises Lounge, Dining Room, replacement fitted Kitchen with built-in appliances. On the first floor are the Master Bedroom with fitted wardrobes, 2 further Bedrooms and a fully tiled refitted Bathroom. Gas fired central heating with replacement Vaillant boiler and double glazing. Well kept lawned gardens to the front, side and rear plus rear patio. Driveway parking.

£225,000

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Directions

Leave Douglas centre via South Quay and Castletown Road. On reaching the roundabout continue straight ahead towards B&Q and take the first turning on the right hand side into Bayr Cam and the property is directly facing clearly identified by our "For Sale" board.

Covered Entrance

Hall

UPVC double glazed front door. Stairs leading to the first floor. Laminate wood floor covering.

Lounge

Approx 14'2 x 13'0 (Approx 4.32m x 3.96m)

Display fireplace. Understairs cupboard. Laminate wood floor covering. Open plan to:



Dining Room

Approx 9'10 x 7'10 (Approx 3.00m x 2.39m)

Laminate wood floor covering.



Kitchen

Approx 9'10 x 8'2 (Approx 3.00m x 2.49m)

Attractively refitted with a range of modern ivory gloss fronted base, wall, drawer and display units. Matching work surfaces with an inset one and half bowl single drainer sink unit. Half tiled walls and tiled floor. Zanussi electric double oven and induction hob. Filter hood. Integrated dishwasher. Plumbing for automatic washing machine. Door to the rear garden.



First Floor

Landing

Loft access.

Master Bedroom

Approx 14'2 x 8'4 (Approx 4.32m x 2.54m)

Beech effect fitted wardrobes with matching bedside cabinets. Pleasant open view.



Bedroom 2

Approx 10'1 x 8'4 (Approx 3.07m x 2.54m)

Laminate wood floor covering.



Bedroom 3

Approx 9'3 x 8'0 (Approx 2.82m x 2.44m)

Built-in shelving.

Bathroom

Approx 7'9 x 6'9 (Approx 2.36m x 2.06m)

Refitted and fully tiled to compliment an attractive modern white suite comprising bath with plumbed in Mira shower over, vanity wash hand basin with storage cupboards above and below and toilet. Built-in linen cupboard with a replacement Vaillant central heating boiler. Tiled floor. Towel rail/radiator.



Outside

Open plan lawned front garden with shrub border. Concrete driveway parking. Private enclosed lawned rear and side garden with patio area. Outside tap and light.



Services

All mains services are installed. Gas fired central heating.

Tenure

The Tenure is Freehold.

Possession

Vacant possession on completion of purchase.

Viewings

By appointment through the Agent, Black Grace Cowley.





1ST FLOOR



GROUND FLOOR

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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