



ASKING PRICE

£354,950



## THE DETAILS



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23 Cleiy Rhennee

Kirk Michael

£354,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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PROPERTY DETAILS FOR  
**23 Cleiy Rhennee**













PROPERTY DETAILS FOR  
**23 Cleiy Rhennee**



## THE DESCRIPTION

- Well presented semi-detached bungalow
- Located in the picturesque village of Kirk Michael on the West coast of the Island
- Within walking distance to the school, shops, local amenities and bus route
- Modern Breakfast Kitchen, Lounge, Conservatory, Hallway
- 3 Bedrooms, Family Bathroom
- Garage, off-road parking
- Oil central heating

## THE PROPERTY

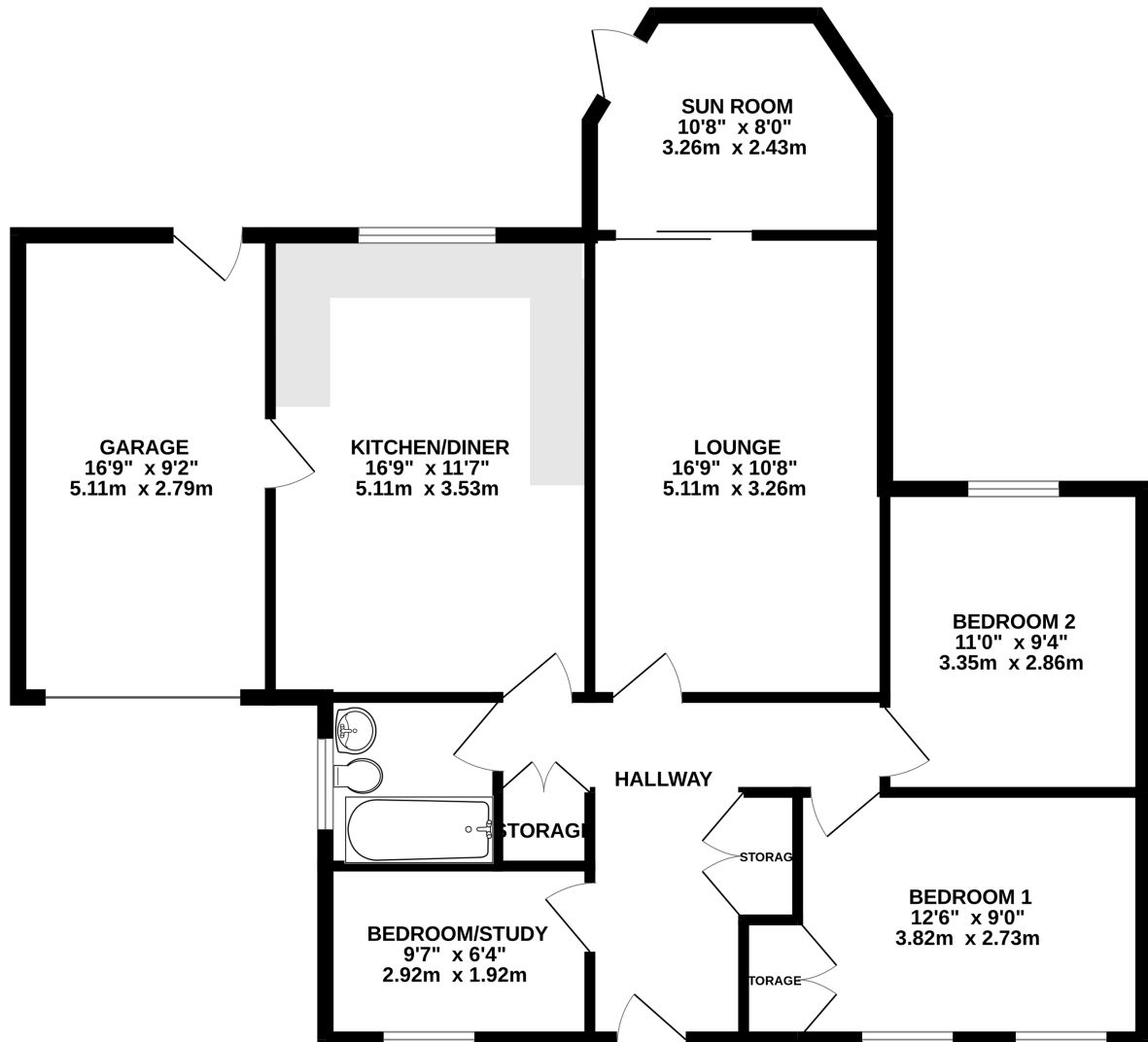
Black Grace Cowley are delighted to present 23 Cleiy Rhennee to the market, a semi-detached bungalow situated in the picturesque village of Kirk Michael. Situated just a short walk from local amenities, including the Primary School, Shop and Pub and an easy commute to Ramsey, Peel, Douglas and the South of the Island. Entering the property through the double glazed door into a spacious hallway with built-in cloakroom storage and airing cupboard. Off the hallway to the left is a single bedroom currently used as a study, a modern family bathroom fitted with a three piece suite comprising P-shaped bath with shower over, wash hand basin with vanity unit below and WC. Situated at the rear of the property is a recently fitted modern kitchen with contrasting work surface, metro tiled splashback, integrated appliances and door access to the garage and rear garden. Overlooking the rear garden is a spacious lounge with feature fireplace and a uPVC conservatory with double doors leading on to the patio and garden. There are two further double bedrooms, the largest of which has a built-in double wardrobe.

At the rear of the property is a sunny West facing garden partially lawned with patio, surrounded by mature shrubs offering privacy and seclusion. There is a large shed, split into two zones one plumbed for a washing machine and dryer and the other used for storage of garden furniture and equipment.

There is a single garage plus off-road parking for two vehicles. Oil fired central heating. uPVC double glazed.

## FLOORPLAN

GROUND FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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## PROPERTY DETAILS FOR 23 Cleiy Rhennee

### Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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