



£650,000

## 8 Glashen Close, Ballasalla, IM9 2AB

An Extended Detached 4 Bed Dormer Bungalow Set on a Generous Double Plot with Distant Sea Views.  
A Stones Throw from the Main Bus Route to Douglas, The Airport, Southern Schools & Amenities.  
A Wholly Flexible Layout with Great Potential for Further Expansion (PP Previously Granted).  
Offered in Immaculate Condition Throughout with a Contemporary Semi Open Plan Living Space.  
Entrance Hall, Inter Linking Sitting Room, Dining/ Family Room & Superb Breakfast Kitchen plus Utility.  
Large Ground Floor Bathroom & 2 Spacious Double Bedrooms, Ideally Located Away from the Living Space.  
Study/ Bedroom 4 & Fabulous First Floor Lounge with Bi Fold Doors Leading Out Onto a Large South Facing Balcony.  
Principal Suite with a Good Size Double Bedroom Complete with Bedroom Furniture & Stylish Bathroom.  
Oil Fired Central Heating & uPVC Double Glazing to the Living Space. Excellent Storage Facilities.  
Integral Double Garage and Extensive Off Road Parking for 10 + Vehicles with Scope for More if Required.  
Enclosed East Facing Patio Garden with Lawn, Decked Seating Area & Numerous Colourful Shrubs and Plants.  
A Further Large, South Facing Lawn with a Wrap Around Patio Off The Family Room Completes the Package.

**\* A FABULOUS PROPERTY WHICH HAS BEEN CAREFULLY & TASTEFULLY MODERNISED TO AN EXCELLENT STANDARD \***

## DIRECTIONS

From the Quarterbridge roundabout in Douglas head south along the New Castletown Road. Continue through Santon, passing 'The Fairy Bridge' and following the road around at the blackboards past the entrance to the Orrisdale Road on the right. Continue ahead taking the next right after the open fields into Glashen Close where the property will be observed on the right hand corner with ample off road parking.



## Entrance

The property occupies a large double plot at the entrance to a small cul de sac. Accessed via a gated, pillared entrance and a wide tarmacadam drive which can easily accommodate in excess of 10 vehicles.



## ACCOMMODATION

Covered entrance area with night light. A part obscure glazed uPVC entrance door with a leaded insert and side lights, leads into the porch with a coved ceiling and quality oak effect floor covering. A further glazed inner door with side lights accesses the entrance hall.



## Entrance Hall

A solid oak, turned staircase leads up to the first floor. Cloaks cupboard with a hanging rail and shoe rack. Access to the ground floor bathroom and bedrooms to the right, along with a large built in airing cupboard and further downstairs storage cupboard. Power point. Doors to the kitchen and sitting room.



**Sitting Room/ TV Lounge** 5.64m (18'6") x 2.95m (9'8")

A bright yet cosy and centrally located space which is semi open plan to both the dining/ family room and the breakfast kitchen. Featuring a wall mounted electric fire. TV, satellite and phone points.



**Dining/ Family Room** 9.17m (30'1") x 4.42m (14'6")

A fabulous triple aspect space, flooded with natural light via the south facing bi fold doors and additional picture window. East facing patio doors lead out to the enclosed patio garden which enjoys the best of the morning and afternoon sunshine. 5 amp lighting circuit. Clear opening to the kitchen/ breakfast room.



Dining/ Family Room pic 3



**Kitchen/ Breakfast Room** max 8.00m (26'3") x 3.63m (11'11")

An expansive room which has been fitted with an excellent range of contemporary 'Beech' effect wall and base units together with deep pull out drawers, all having concealed drawers within, a useful carousel unit, spice racking and two large pull out larder units. Two separate work spaces make light work of entertaining. Slate effect laminate work surfaces incorporate a stainless steel double sink with a swan neck mixer tap. Built in 'AEG' electric oven with warmer drawer and additional 'CDA' combi microwave with a larger warming drawer. Inset 5 ring induction hob with concealed filter above. Integrated fridge and freezer. Integrated dishwasher. Wine chiller and inset circular sink with instant hot, and cold filtered water via a mixer tap. Two uPVC windows overlook the enclosed patio garden. Two ceiling spotlight fittings on dimmer controls and a display shelf with inset LED lighting. Chrome vertical towel warmer/ radiator. Stone effect vinyl floor covering. Half glazed door to the utility room.



Kitchen/ Breakfast Room



### Utility Room 5.56m (18'3") x 1.45m (4'9")

Fitted with base units and granite effect work surface. Space for a washing machine and tumble dryer. Doors to the garage and boiler room. Half obscure glazed uPVC doors to the patio garden and parking area. Ceiling spotlight fittings. Quality oak effect floor covering.

### Boiler Room

Having a 'Firebird S' oil fired boiler and 'Mega Flo' unvented hot water cylinder. Light and power points.

### Integral Garage 6.86m (22'6") x 5.49m (18'0")

A generous double width garage with a fitted work bench to the rear wall incorporating a deep stainless steel sink. Built in racking. Electronically operated up and over panelled door. Timber framed window. Plumbed for a washing machine. Light and power. Consumer unit.

### Family Bathroom 4.29m (14'1") x 1.75m (5'9")

A spacious room which could be reconfigured to provide a bathroom and en suite facility to bedroom 3 if required (subject to building regs). Primarily tiled in a soft marble effect and fitted with a contemporary white suite comprising push button flush WC, pedestal basin with an illuminated mirror above and a double ended, panelled bath with a mixer tap, fully plumbed shower over, glazed screen and recessed shelf. Recessed downlights. Extractor. Two obscure glazed uPVC windows. Vertical radiator.



**Bedroom 3** 4.22m (13'10") x 3.48m (11'5")

A generous double room with ample space for a 'Super King' size bed and free standing furniture. Large uPVC window. Coved ceiling.



**Bedroom 2** 4.55m (14'11") x 3.63m (11'11") inclusive of wardrobes

A superb double room fitted with an extensive range of wardrobes along with matching bedside and drawer units. A large uPVC window offers a 'sea peep' across the garden. Coved ceiling.



## FIRST FLOOR

### Landing

Smoke detector. Doors to the lounge and study/ bedroom 4.

### Study/ Bedroom 4 4.04m (13'3") x 3.40m (11'2")

A double room which is currently utilised as a study with a uPVC window looking east over the garden to the fields beyond. TV and internet connections. Telephone point. Sloping ceiling to one side which continues into a further recessed area approx 2.29m (7'6") x 1.60m (5'3") which provides an excellent storage space (see floor plan). Wall mounted spotlights.

NB Planning permission has previously been granted to extend out from this room, over the garage, to create a further large bedroom with en suite and dressing room.



View from Study/ Bedroom 4



**Lounge** 6.53m (21'5") x 5.31m (17'5") min

A fabulous room with a glazed wall incorporating triple bi fold doors which lead out to a large south balcony and enjoy partial sea views between the neighbouring properties. Recessed LED downlighters on a multi control unit. TV/ satellite point. 5 amp circuit. Recessed entrance area to the Principal bedroom suite.



### Balcony 6.53m (21'5") x 2.29m (7'6")

A fabulous addition to the property with glazed balustrades. Enjoying distant sea views. Easy care 'Astro Turf' and full drainage. External lighting and power points.



### Inner Hall

Loft access. Recessed LED downlights. Smoke detector. Doors to the Principal bedroom and bathroom.

**Principal Bedroom** 4.57m (15'0") x 4.52m (14'10") including wardrobes

A superb, 'L' shaped room enjoying distant sea views extending from Port St Mary to Port Erin across the neighbouring properties. Fitted with a comprehensive range of stylish 'Ash Grey' coloured furniture comprising built in wardrobes with hanging rails and shelving along with additional drawer units and bedside cabinets. Ample space for a 'Super King' size bed. Two uPVC windows. LED downlights.



Principal Bedroom cont'd



**Bathroom** 3.17m (10'5") x 1.68m (5'6")

Fully tiled in white with a relief mosaic pattern. The stylish white suite comprises push button flush WC, pedestal basin with a mirror fronted vanity unit over and a large 'P' shaped shower bath with a corner mixer tap and glazed screen, housing a 'Bristan' electric shower. Recessed LED lighting. 'Addvent' extractor. Obscure glazed uPVC window. Large chrome towel warmer/radiator.



## OUTSIDE

The whole perimeter of the property is walled/ fenced and screened with shrubs and mature hedging. The extensive parking area leads to a further lawn with a gateway to the patio garden.



## Patio Garden

Primarily hard landscaped for ease of maintenance. Planted with numerous colourful flowering plants and climbers in raised beds. Decked seating area set on a slate paved patio. Additional lawn. External lighting and power points. Cold water point. Gate to the side lawn and parking area.



Patio Garden pic 2



Main Garden

Primarily laid to lawn with a large, wrap around patio adjacent to the family room and placed to enjoy the sunshine until sun down. Mature hedging and strategically placed blossom tree. Flower bed planted with lavender and other small plants. Wall lights. Gated access to the East facing patio garden.



Rear Elevation



**Services** Mains electricity, water and drainage. Oil fired central heating and uPVC double glazing.

**Inclusions** Carpets, floor coverings, light fittings, blinds & curtains (with the exception of the entrance porch).

**Tenure** Freehold

**Rateable Value** For further information please contact the rates department on (01624) 685661.

**Viewings** Strictly by appointment with Quayles Online Estate Agency.

**NOTES:**

# FLOOR PLANS

GROUND FLOOR  
2041 sq.ft. (189.5 sq.m.) approx.



1ST FLOOR  
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA: 2948 sq.ft. (273.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements are approximate and should not be used for legal purposes. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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