



ASKING PRICE

**£515,000**

THE DETAILS



4



2



3



**60 Broogh Wyllin**

**Kirk Michael**

**£515,000**

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

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a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

PROPERTY DETAILS FOR  
60 Broogh Wyllin, Kirk Michael



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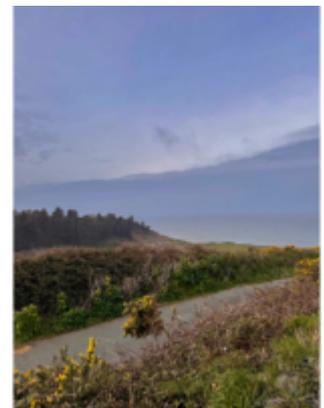
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PROPERTY DETAILS FOR

## 60 Broogh Wyllin, Kirk Michael

### THE DESCRIPTION

- Immaculate family home with stunning sea views
- Providing excellent, well presented and spacious accommodation in a sought after location
- Situated in the village of Kirk Michael within walking distance to local amenities
- Lounge, Family Room, Kitchen/Diner, Sunroom
- 4/5 Bedrooms, En-suite shower room, Family Bathroom
- Private garden with uninterrupted sea and coastal views
- Off road parking for two cars, electric charging pods
- Gas C/H complimented with Solar Panels
- Viewings highly recommended

### THE PROPERTY

Black Grace Cowley are pleased to offer 60 Broogh Wyllin to the market, a well presented detached house situated on a popular residential development in the village of Kirk Michael. The local primary school and bus route for either Ramsey Grammar or QEII High Schools is within walking distance. Situated on a generous corner plot and commanding stunning sea and coastal views and overlooking the picturesque Glen Wyllin this property offers spacious and generous accommodation split over two floors. Through the modern composite front door into the hallway with stairs to the first floor, WC and family room currently used as a spacious 5th bedroom. To the left is a door into the lounge with modern built-in media unit, with flame effect electric fire and additional storage an opening leads into the kitchen/diner, bi-fold doors give access from the dining area onto a paved patio and the garden. The kitchen comprises of modern base and wall units, double oven, induction hob and integrated appliances, a walk-in larder provides additional storage. Off the kitchen is the utility room plumbed for laundry services and side door access to the garden. Bi-fold doors lead from the kitchen into the spacious sunroom that overlooks the garden with double doors onto a paved patio. On the first floor are four bedrooms, one ensuite, three with fitted wardrobes and a family bathroom. Both bathrooms benefit from under floor heating.

At the front of the property is a block paved driveway with off road parking for two cars and electric vehicle charging pods and a lawned garden. At the rear of the property is a large, garden laid to lawn with two paved patio areas and a raised deck, a very sociable and private garden in which to enjoy the spectacular sunsets. There is a large wooden shed with electric and a smaller shed providing additional storage.

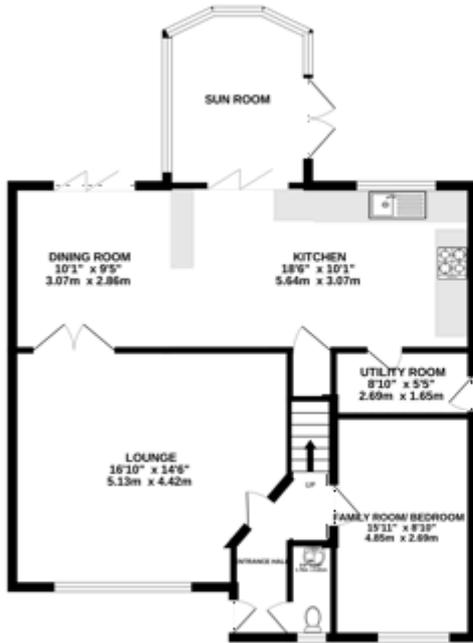
Gas fired central heating. uPVC double glazed. Solar Panels. Electric vehicle charging pods. Viewings highly recommended.

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# FLOORPLAN

**GROUND FLOOR**  
821 sq.ft. (76.3 sq.m.) approx.

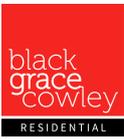


**1ST FLOOR**  
580 sq.ft. (53.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1401 sq.ft. (130.2 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with letroplan 02026



PROPERTY DETAILS FOR

# 60 Broogh Wyllin, Kirk Michael

## 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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The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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