



29 Ballamillaghyn Estate, Mount Rule, Braddan, Isle of Man, IM4
4HX

Asking Price £579,950

- Attractive detached true bungalow in picturesque Mount Rule
- Separate dining room connecting conveniently with the fitted kitchen
- Fully enclosed rear garden with sunny paved entertaining area
- Bright and airy accommodation with pleasant countryside views
- Three generous double bedrooms, all benefiting from fitted wardrobes
- Spacious living room opening into a light-filled conservatory
- Large paved driveway providing ample parking and integral double garage



29 Ballamillaghyn Estate is an attractive detached true bungalow situated in the picturesque and peaceful area of Mount Rule. Enjoying pleasant countryside views, the property offers bright and airy accommodation throughout, together with excellent parking, an integral double garage and an enclosed rear garden.

The accommodation comprises a welcoming entrance hallway leading to a spacious living room, with fully glazed doors opening into the conservatory and allowing an abundance of natural light to flow through the room. The conservatory provides an excellent additional reception space and features double doors opening directly onto the rear garden.

Just off the living room is a separate dining room which connects conveniently with the kitchen. The kitchen is fitted with a good range of wall and base units and can also be accessed from the main hallway. From here, a useful utility room houses the boiler system and additional storage, with doors providing access to both the outside and integral double garage.

There are three well-proportioned double bedrooms, all benefiting from fitted wardrobes, together with a generous family bathroom featuring both a bath and separate shower. A separate WC with wash hand basin is conveniently located off the main hallway.

A further feature of the property is the exceptionally spacious boarded loft, offering excellent storage and exciting potential for conversion into two additional rooms, subject to the necessary planning permissions and building regulations.

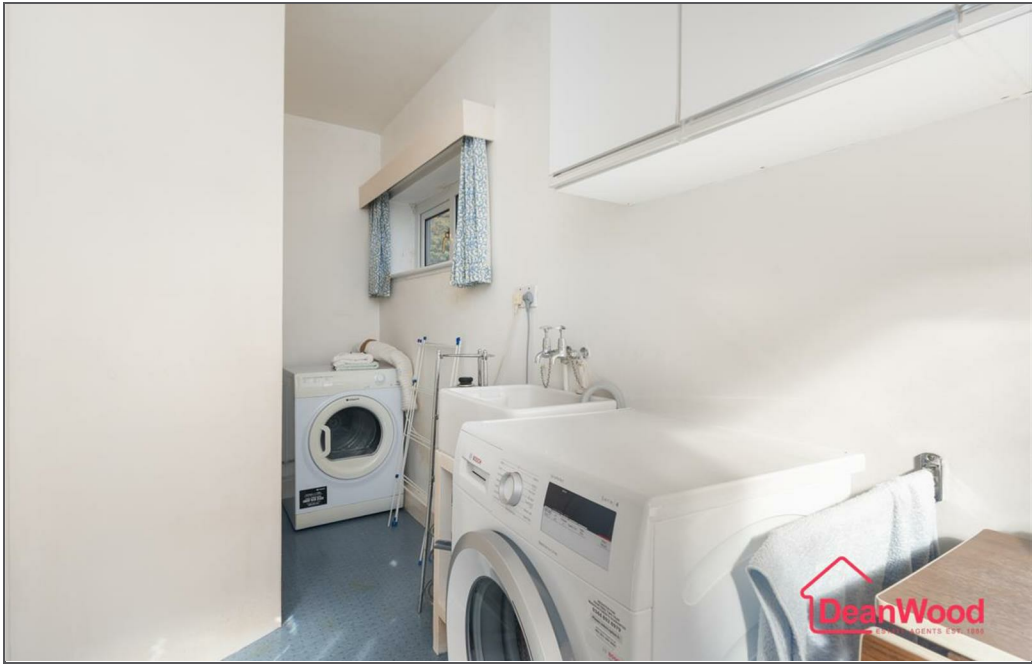
Outside, a large paved driveway provides ample off-road parking and access to the integral double garage. To the rear is a fully enclosed garden with a lawn and attractive paved seating area, ideally positioned to enjoy the afternoon sun and perfect for outdoor entertaining.







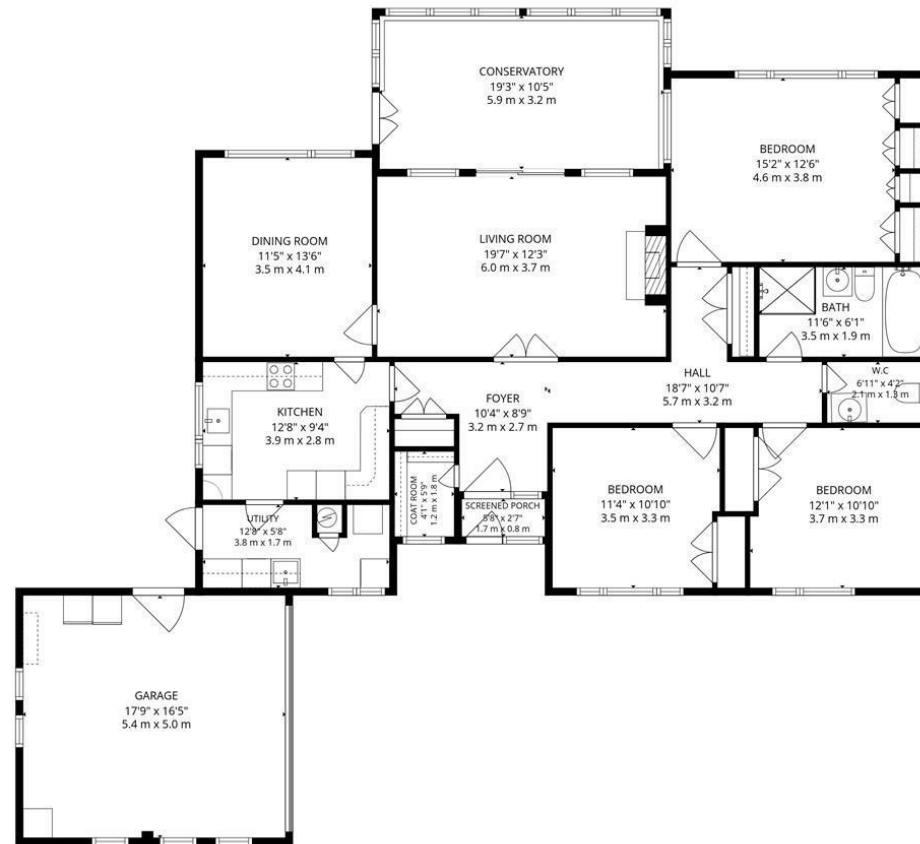






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Total: 1575 sq. Ft, 146 m2
Ground Floor: 1575 sq. Ft, 146 m2
Excluded Areas: Garage: 292 sq. Ft, 27 M2, Screened Porch: 14 sq. Ft, 1 M2, Utility: 68 sq. Ft, 6 M2,
Walls: 144 sq. Ft, 14 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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