



39 Ballagarey Road, Glen Vine, Isle of Man, IM4 4EF
Asking Price £785,000

- Extended family home presented in excellent order throughout
- Over 3,200 sq ft of flexible family living accommodation
- West-facing landscaped garden with sun terrace, pond and summer house
- Situated in the highly sought-after Ballagarey Estate, Glen Vine
- L-shaped kitchen and dining area with sliding doors to garden
- Located within the catchment area for popular Marown Primary School
- Three reception rooms, five bedrooms and three spacious bathrooms



39 Ballagarey Road, Glen Vine is a beautifully extended family home presented in excellent order throughout, having been recently refreshed in several areas. Situated within the highly regarded Ballagarey Estate, the property enjoys a peaceful residential setting that is particularly popular with families. It also falls within the catchment area for the well-respected Marown Primary School, adding further appeal to its already desirable location.

Offering over 3,200 sq ft of flexible living accommodation, the home provides generous space perfectly suited to modern family life. The heart of the property is the impressive L-shaped kitchen and dining area, designed to create a sociable and practical hub of the home. Sliding doors open directly onto the sun terrace and garden, allowing natural light to flood the space and seamlessly bringing the outdoors in. This layout makes it an ideal setting for entertaining guests or enjoying relaxed family time, while the west-facing orientation ensures the garden and main living spaces benefit from excellent afternoon and evening sunshine.

The property offers superb versatility with three spacious reception rooms, providing ample room for living, entertaining or working from home. There are also five generously sized bedrooms and three well-proportioned bathrooms, creating comfortable accommodation for growing families.

In addition, two lower ground floor rooms currently used as a children's playroom and a storage room offer further flexibility and could easily be adapted to suit a variety of needs.

Externally, the property continues to impress with ample off-road parking for three to four vehicles. The west-facing landscaped garden has been thoughtfully arranged and features a sun terrace, summer house and decorative seating areas. A small pond and mature shrubs along the boundaries create an attractive and private outdoor space to enjoy throughout the year.



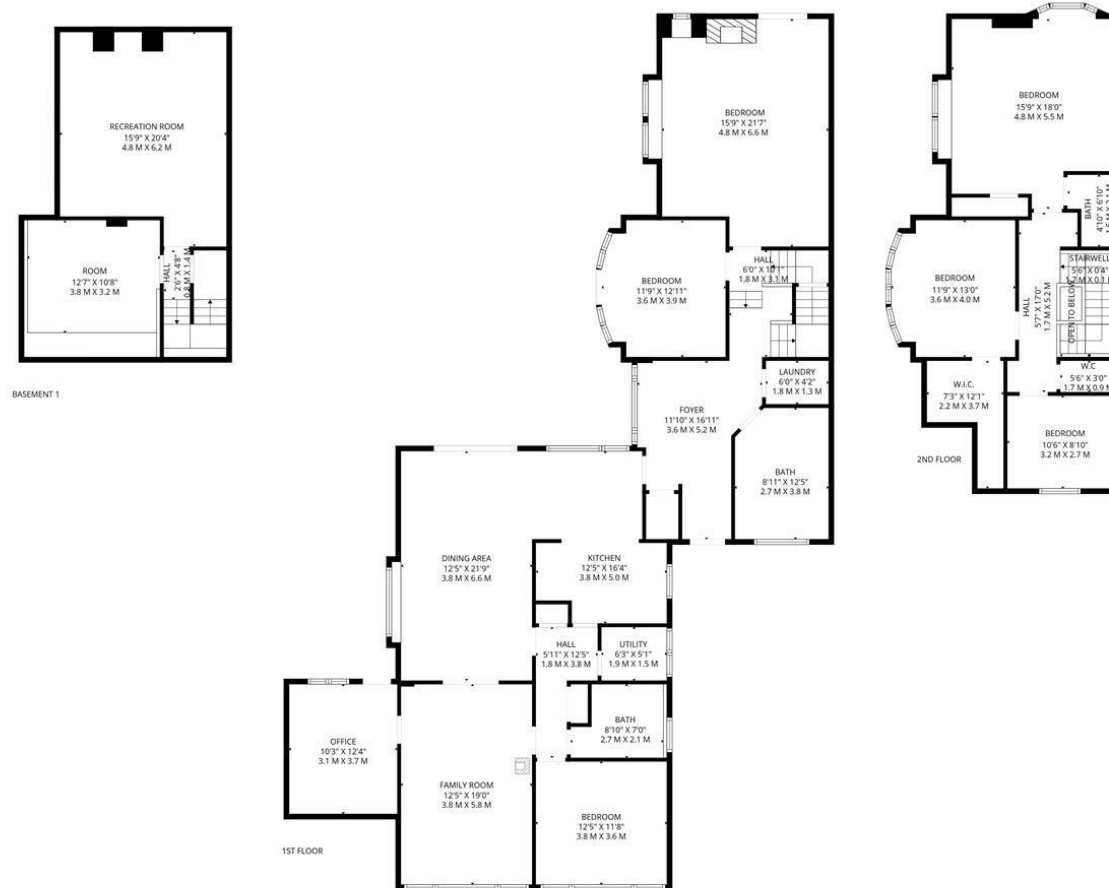












TOTAL: 3224 sq. ft, 299 m2

Basement 1: 530 sq. ft, 49 m2, 1st floor: 2015 sq. ft, 187 m2, 2nd floor: 679 sq. ft, 63 m2
EXCLUDED AREAS: UTILITY: 32 sq. ft, 3 m2, STAIRWELL: 56 sq. ft, 5 m2, LOW CEILING: 45 sq. ft, 4 m2,
BAY WINDOW: 6 sq. ft, 1 m2, WALLS: 248 sq. ft, 24 m2

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



DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

T 01624 620606

F 01624 677363

E info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF

T 01624 825995

F 01624 825996

E castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ

T 01624 816111

F 01624 816588

E ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. 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.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**