

40 Cronk Drean

Douglas



- Substantial detached true bungalow
- Situated on a corner plot in Cronk Drear
- Maintained to an excellent standard throughout
- Porch, Entrance Hall, with storage and W.C.
- Large Sun Room / Dining Area open plan to Living Room
- Modern Kitchen Breakfast Room, Utility Room
- 3 double Bedrooms all with built in wardrobes
- 2 En Suites and large Family Bathroom
- uPVC double glazed throughout
- Oil fired central heating
- Block paved driveway for 3+ vehicles
- Large integral Garage
- Mature gardens surrounding the property
- To be sold with no onward chain





4040 Cronk Dréanan

Black Grace Cowley are delighted to offer this rare opportunity to purchase a true bungalow in Douglas. 40 Cronk Drean is situated on a spacious corner plot within a much sought after location and the property has been maintained to an excellent standard throughout by the current owners.

To the front of the property there is a large block paved private driveway providing parking for 3+vehicles from which there is access to the uPVC entrance door leading into a spacious porch with a door leading into an L-shaped Entrance Hall with two storage cupboards and W.C. with contemporary fittings.

Off to the right of the hallway there is access into the principal living space which is a large open plan Dining / Sun Room area with an additional opening leading into a dual aspect bay fronted living space with windows looking onto the gardens, log burner with feature fireplace.

Overall, the property is in excellent condition, benefitting from features such as solid wood floors, log burner and coving to all rooms. The bungalow is surrounded by private gardens with mature trees and shrub borders to all sides, fully enclosed and mainly laid to lawn with block paved pathways, patio areas, raised sun terrace and potting shed. To the front of the property there are easy to maintain landscaped grounds.



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From the open living space is a door into the Kitchen Breakfast Room which has been finished to a contemporary standard with a double glazed window looking onto the gardens, fitted with a range of Shaker Style base, wall and drawer units with wood effect laminate work tops and integrated appliances, ample space for breakfast table and chairs. Off the kitchen breakfast room there is rear lobby with access out to the garden and door to a large Garage with an electric roller door to the front and window to the side. To the rear of the garage is a glazed door giving access to the Utility Room which currently houses the oil fired central heating boiler with space and plumbing for both washing machine and tumble dryer, Belfast sink and quarry tiled floor.









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From the entrance hall there are 3 good sized double Bedrooms, the Master Bedroom has two sets of built in double wardrobes and large picture windows looking over the gardens with access to a fully tiled, modern En Suite Shower Room. Bedroom 2 also has built in wardrobes and access to a fully tiled modern En Suite Shower Room. Bedroom 3 is situated at the rear of the entrance hall with a large bay window and two sets of built in double wardrobes.

Large Family Bathroom has been finished to an excellent standard, fitted with a walk in wet room style shower, recessed bath with shower attachment over, vanity wash hand basin with storage below, and W.C. Fully tiled walls and floor.

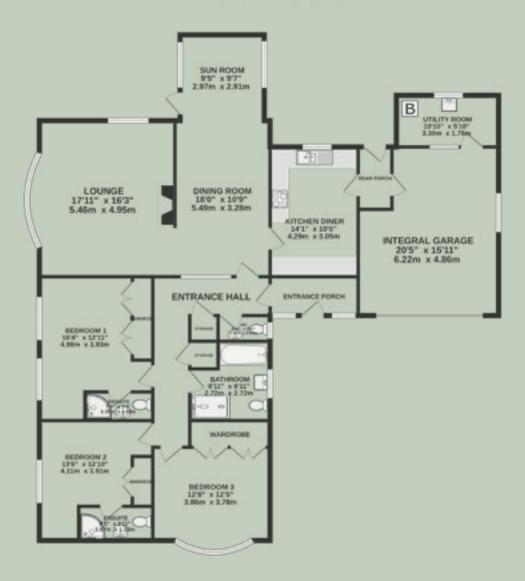




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GROUND FLOOR 1917 sq.ft. (178.1 sq.m.) approx.



TOTAL FLOOR AREA: 1917 sq R (178.1 sq m.) approx.

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