



16 Ellan Park, Ramsey
Isle Of Man

keeps
&co.

Asking Price: £339,950



16 Ellan Park

Ramsey, Isle Of Man

Tenure: Freehold

- A lovely semi-detached home in a quiet cul-de-sac position.
- Conveniently located on the edge of Ramsey town centre and surrounding amenities.
- Short drive to Ramsey beach, Mooragh park, Bunscoill Rhumsaa and Ramsey Grammar School.
- Lounge, dining kitchen, three bedrooms and family bathroom.
- Additional garage/workshop/hobbies room.
- uPVC double glazing and gas-fired central heating.
- Front garden, driveway and enclosed rear garden, perfect for children and pets.
- A lovely property ideally suited for first-time buyers, families or those looking to downsize.

Porch

Entered via a uPVC front door, with twin uPVC side windows providing an abundance of natural light. Laminate wood effect flooring, wall mounted light fitting and useful coat hooks. Inner door leading to:

Lounge

A bright and welcoming reception room, enhanced by a feature bay window to the front aspect that floods the space with natural light. A charming log-burning stove, set upon a tiled hearth, creates an attractive focal point and adds warmth and character to the room. Finished with laminate wood-effect flooring throughout, providing a clean and modern feel. Large open access to:

Dining Kitchen

A spacious and well-proportioned dining kitchen, ideally suited to modern family living and entertaining. The kitchen is fitted with a comprehensive range of cream fronted wall and base units, complemented by contrasting work surfaces incorporating a single steel sink and drainer. There is ample space for a freestanding American style fridge freezer, together with plumbing for a washing machine and space for a tumble dryer. A large Kenwood electric range cooker with five-ring hob, double oven and extractor hood above provides an excellent cooking area for those who enjoy preparing meals. Generous uPVC windows overlook the rear garden, filling the room with natural light and creating a pleasant outlook. Additional features include, laminate wood flooring, countertop lighting and a sliding door leading to the rear hallway and staircase.

Hallway

A practical rear hallway with a uPVC door providing direct access to the garden. A high level storage cupboard discreetly houses the electric fuse board, helping to maintain a neat and uncluttered appearance. Stairs lead to the first floor.





Landing

Loft access and storage cupboard.

Bedroom 1

A well proportioned double bedroom enjoying pleasant views to the front aspect. The room offers ample space for a range of freestanding bedroom furniture and benefits from laminate wood flooring, creating a comfortable retreat.

Bedroom 2

A well-proportioned double bedroom enjoying views over the rear garden . The room features laminate flooring and offers versatile accommodation, making it a perfect guest bedroom, children's bedroom or home office.

Bedroom 3

A versatile single bedroom enjoying a front aspect. A perfect space for a single bedroom, nursery or dressing room, offering flexibility to suit a variety of lifestyle requirements.

Bathroom

A fully fitted bathroom comprising a contemporary pea-shaped bath with shower over, complemented by modern tiled surrounds and a glazed shower screen. The suite also includes a WC and wash hand basin with a vanity storage cupboard below. Additional features include a heated towel rail, extractor fan, tile-effect vinyl flooring and a uPVC opaque window providing natural light.



Outside

Garage/Workshop/Hobbies Room

A highly versatile space offering excellent potential as a garage, workshop, hobbies room, home gym or studio. Accessed from the rear garden via a uPVC door, the room also benefits from patio doors to the front aspect, providing an abundance of natural light and convenient access to the front garden and driveway. Recessed lighting creates a bright and practical environment, while laminate flooring, power and heating ensure the space can be comfortably enjoyed throughout the year. A large built-in cupboard houses the gas-fired central heating boiler and provides valuable additional storage space.

Gardens

To the front of the property is a lawned garden and a private driveway, providing off-road parking for up to three vehicles. The low-maintenance garden creates an attractive first impression and offers convenient off road parking for one vehicle.

To the rear of the property is a fully enclosed garden, ideal for children and pets. The garden is laid to lawn for ease of maintenance and includes a patio area, perfect for outdoor dining and entertaining. Well-stocked flower beds provide a variety of flowers and shrubs, while a generous garden shed offers useful storage for tools and garden equipment.

Additional Information

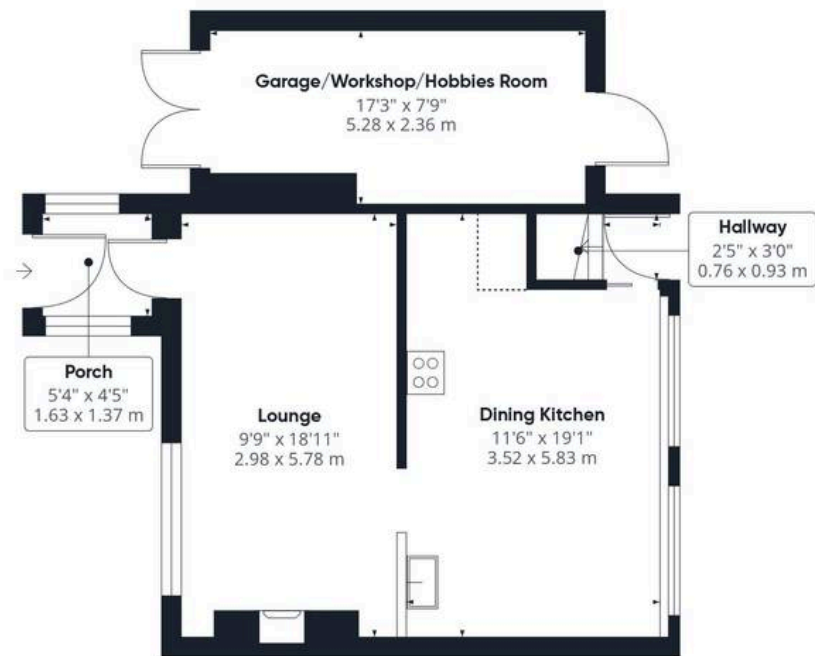
Inclusions: All fitted floor coverings and light fittings

Rates: Telephone Isle of Man Rates Office +44 1624 685661

Heating: Gas Fired Central Heating

Windows: Double Glazing





Approximate total area⁽¹⁾

961 ft²

89.5 m²

Reduced headroom

7 ft²

0.7 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Koops & Co. Limited

PO Box 11 Douglas, Isle of Man – IM99 1FW

01624 666625

hello@koopsandco.com

<http://koopsandco.com>

We've put together these property details to give you a general idea of what the property is like. They're not meant to be part of an offer or contract. We haven't done a structural survey, and we haven't tested the services, appliances, or specific fittings. All the photos, measurements, floorplans, and distances mentioned are just for guidance only and shouldn't be relied on for buying carpets or any other fixtures or fittings. The copyright for all details, photos, and floorplans belongs exclusively to Koops & Co. Neither the Vendor nor Koops & Co, nor anyone employed by them, has the authority to make any promises or guarantees about the property.