



Plum  
Properties



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## 2 CLOSE CAM IM9 6NB

**£545,000**  
FREEHOLD

Beautifully presented and immaculately maintained spacious detached 4 Bed true bungalow located on a desirable area of Port Erin situated on a large and private corner plot within easy reach on a flat walk to the village centre.

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Properties**

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- Detached True Bungalow on Large Corner Plot • 4 Bedrooms, 2 with Built in Wardrobes • En Suite Master Shower Room • Modern Family Bathroom • Spacious Lounge • Open Plan Dining Kitchen • Large Sun Room • Utility and Guest WC • Double Garage with Electric Roller Door • Wrap Around Private & Secure Gardens



### Summary

Beautifully presented and immaculately maintained spacious detached 4 Bed true bungalow located in a desirable area of Port Erin within easy reach on a flat walk to the village centre.

Positioned in the South West corner of the Island, Port Erin remains ever popular with the family market and it is easy to understand why. With its large sheltered bay and sandy golden beach, beach front bars, contemporary eateries, funky beach huts and range of water sports available, means there is something for everybody. Excellent local transport links include easy access to primary, secondary and private schools, all within a ten minute drive. A little further down the road lies the Islands airport, and within 25 minutes the centre of Douglas can be reached. A regular bus service provides access to Douglas within an hour, whilst those looking for a more leisurely and tranquil journey can travel to Douglas by steam train from Port Erin, where the line starts and ends.

Close Cam is a quiet cul-de-sac of family properties located within close proximity to Port Erin village, with the promenade and beach beyond. The property sits on a spacious corner plot with generous gardens wrapping around. Accessed through an entry porch with central Hallway that leads to a very spacious Lounge with sliding glass doors leading out to a sun

deck at the rear. A wide opening leads to an open plan Dining Kitchen that stretches the width of the property and incorporates a modern fitted kitchen with white base and wall cupboards offset by a contrasting counter top. An excellent range of appliances include a waist level inset electric oven with eye level inset microwave oven above, separate electric hob and integrated dishwasher and full height integrated fridge freezer. The room also offers ample space for a family sized dining table. Off the Kitchen is a well proportioned Utility Room with space for a washing machine and dryer, with a guest WC situated beyond. At the rear of the Utility is a spacious Sun Room that is substantially glazed and sets of doors leading out to the garden and sun terrace.

The Bedrooms are located on the opposite wing of the bungalow, with four Bedrooms in total, the larger two of which have the convenience of built in wardrobes, whilst the well proportioned Master Bedroom also benefits from a modern En Suite shower Room with walk-in quadrant shower cubicle, his and hers vanity wash basins and a WC. A similarly styled Family Bathroom includes a bath with shower over, vanity wash basin, WC and Airing Cupboard.

Outside, a driveway leads to a Double Garage with electrically operated roller door that houses the oil boiler and pressurised water cylinder. The garden

space is segregated by fencing that provides a secure and private rear garden that is substantially laid to lawn with sun terrace and utility area housing the oil tank and garden shed. The remainder of the large garden wraps around the property and is also predominantly lawned ensuring ease of maintenance.

#### **Additional Information**

- uPVC Double Glazed
- Oil Fired Central Heating
- Vendor to Install New Boiler
- Pressurised Water Cylinder
- Rushen Primary School - 0.5 miles
- Castle Rushen High School - 4.3 miles

#### **Directions**

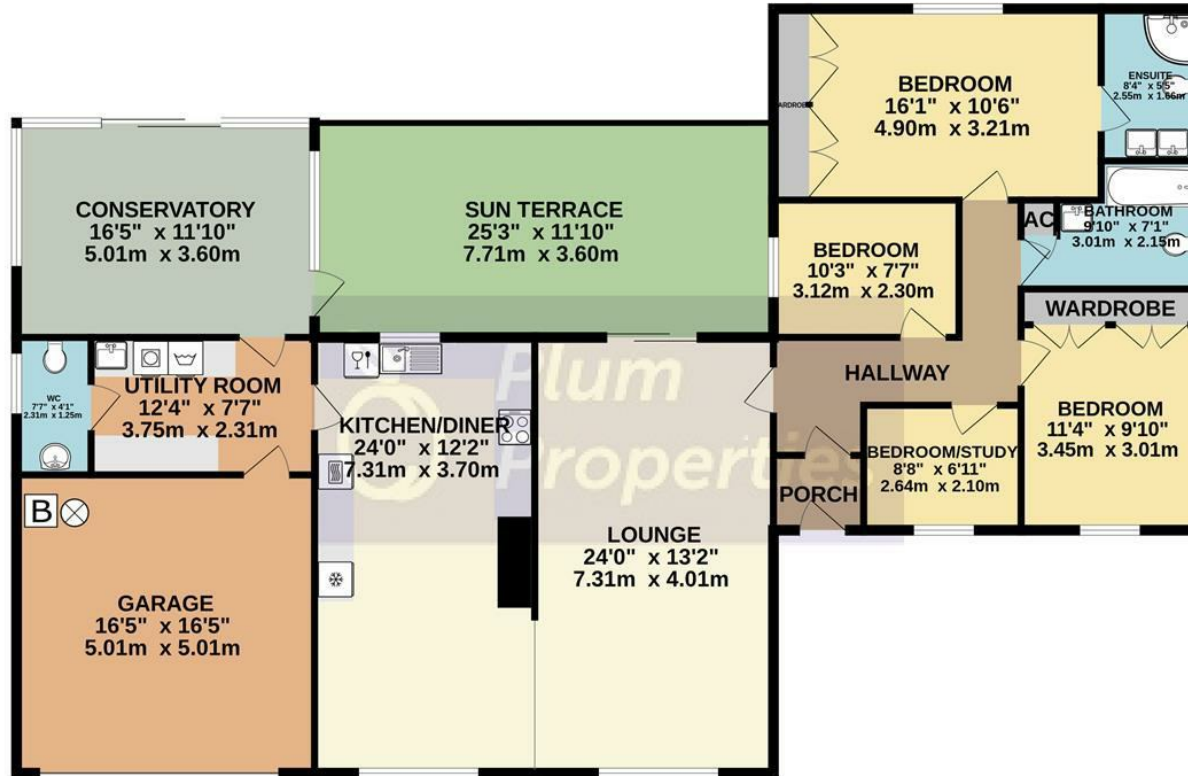
Travelling from the Four Roads roundabout in the direction of Port Erin, take the fifth turning on the right onto Ballafesson Road followed by the second left turning onto Bay View Road. Turn immediately left onto Close Cam where No 2 is the first property on the right hand side identifiable by our for sale board.







GROUND FLOOR  
1860 sq.ft. (172.8 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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