



Plum
Properties



30 CLOSE FAMMAN

IM9 6BJ

£325,000
FREEHOLD

Well appointed two bed detached bungalow situated on a quiet cul de sac location, within a short flat walk to port Erin village and all of its amenities.

Offering delightful gardens at front and rear, off-road parking as well as a garage, this property is may appeal to first time buyers as well as those looking to downsize.

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T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

30 CLOSE FAMMAN

- Detached True Bungalow • Two Double Bedrooms • Master with Built in Storage • Generous Open Plan Lounge/Diner • Separate Kitchen • Family Bathroom • Attached Single Garage and Garden Store • Delightful Front and Rear Gardens • Convenient Village Location • Chain Free



Summary

A well appointed two bed detached bungalow situated on a quiet cul de sac location, within a short flat walk to port Erin village, ensuring all of its amenities and local primary school are within easy reach on foot

Stepping into a convenient Porch providing storage for coats and shoes, beyond which is a spacious open-plan Lounge Diner that is light and bright with triple aspects to the front and both sides of the property. This social space is sufficiently generous to offer ample room for a good sized dining table as well as a soft seating area to comfortably house everybody in the family. An opening leads to a well equipped fitted Kitchen with gas hob and electric oven, separate free standing fridge and newly installed under-counter freezer. Stable doors provide a separate exit point from which the back garden can be accessed.

From the Lounge area, a doorway leads to a short inner Hallway with built-in storage, and onto the Bedrooms and Family Bathroom. Both Bedrooms overlook a delightful and meticulously maintained rear garden, with the principle Bedroom offering generous built-in wardrobes. The Family Bathroom houses a shower cubicle with electric shower, wash basin and WC.

Externally, a driveway at the front comfortably

accommodates two vehicles and is complemented by a low maintenance front garden that is substantially laid to lawn. Immediately beyond the driveway is a garage with side window and up and over door. At the rear of the garage is a Garden Store that doubles up and is currently purposed as a Utility Room, which houses the oil fired boiler. The rear garden is secure with perimeter fencing, spacious lawned area and attractive manicured borders that will appeal to those with green fingers.

Additional information

- Double Glazed
- Oil Fired Central Heating
- Newly Fitted Under Counter Freezer
- Easy Walk to Port Erin Village
- Rushen Primary School - 0.6 miles
- Castle Rushen High School - 4.3 miles

Directions

From the Four Roads roundabout, travel in the direction of Port Erin village along Castletown Road. Prior to reaching the village, take a right turn onto Ballafesson Road, followed by the first left turning onto Close Famman. No 30 can be found on the right hand side of Close Famman, identifiable by our For Sale board.

30 CLOSE FAMMAN

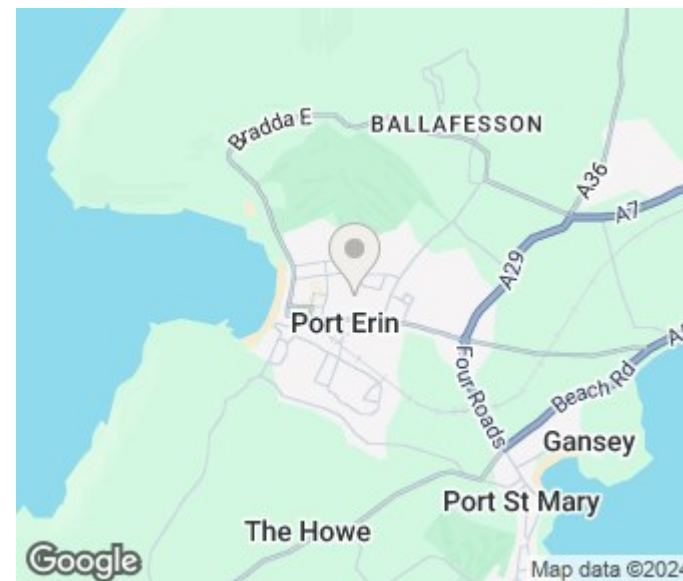


GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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E: hello@plumproperties.im
W: www.plumproperties.im

Head Office Sales
14 Tynwald Street
Douglas
Isle Of Man
IM1 1BG

01624 820600
hello@plumproperties.im
<http://www.plumproperties.im>

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