



## ROWANY DRIVE PORT ERIN, IM9 6LP

**£298,000**  
**LEASEHOLD**

Beautiful newly refurbished ground floor two bed apartment in walk-in condition with fantastic views across the first fairway at Rowany golf club to Bradda Head.

Stretching to in excess of 1,100 square feet this expansive apartment offers generous room sizes throughout, ample storage and its own single garage.

It is well positioned for easy access to the amenities of Port Erin with the beach nearby and the availability of a wide range of coastal paths.



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- Newly Refurbished Apartment • Ground Floor Appointment • 2 Double Bedrooms, Each with Built in Closets • Master with En Suite Facilities • Spacious Lounge with Feature Windows • Recently Fitted Kitchen with Dining Area • Family Bathroom • Attractive New Flooring • Single Garage • Idyllic Views Across Golf Course to Bradda Head



## SUMMARY

Beautiful newly refurbished ground floor two bed apartment in walk-in condition with fantastic views across the first fairway at Rowany golf club to Bradda Head. Stretching to in excess of 1,100 square feet this expansive apartment offers generous room sizes throughout, ample storage and its own single garage with electric door. It is well positioned for easy access to the amenities of Port Erin with the beach nearby and the availability of a wide range of coastal paths.

The building is entered by crossing manicured front garden grounds into a pleasant and well maintained communal area with tiled flooring and stairs leading to the upper floor. A further door provides access to the rear gardens and garage block, where this property has a single garage with an electric up and over door, light, power and water tap.

On entering the apartment the wide hallway, with newly installed wood effect flooring provides access to the Lounge, both Bedrooms and the Bathroom as well as a cloak cupboard and large Utility cupboard that is plumbed for a washing machine and houses a Vaillant gas fired combination boiler.

The lounge is large and features a picture uPVC double glazed window framing the view across the golf course to Milner Tower at Bradda Head. A door provides access into the dining area which opens into

a newly fitted kitchen with integrated oven, grill, hob, microwave and extractor hood. A dishwasher will be fitted and included within the purchase price. The fitted kitchen is formed of contemporary white gloss upper and lower storage units with a contrasting dark work surface above. Beneath the upper storage units are downlighters and tiled splashback areas. The sink is of composite material with matching attractive wood effect flooring the spans each of the reception rooms.

Both bedrooms are carpeted and are good double sized rooms with fitted wardrobes containing shelves and hanging rails. They also have distant sea views. The principal Bedroom has an Ensuite Shower Room with a recently installed generous walk in shower, pedestal wash hand basin and WC.

The Family Bathroom comprises a panel bath with a shower attachment, wash hand basin with vanity cabinet beneath and a WC. There is a ladder-type heated towel rail and two walls are tiled to ceiling height.

Externally the communal grounds to the front and rear are well maintained, and substantially lawned, with attractive shrubs and plants providing additional colour. Delightful views are in abundance. At the rear the property overlooks Port Erin village from its elevated position and out to the Irish Sea in the

distance. To the front is a golfers paradise with views across the course and out to the distant hills, with Milners Tower in clear sight.

Roadside parking is available to the front, whereas a rear garage block offers dedicated parking, with the first garage conveniently allocated to the apartment.

#### **ADDITIONAL INFORMATION**

- uPVC Double Glazing
- Gas Fired Central Heating
- Attractive Well Kept Communal Gardens
- Service Charge circa £800pa
- Short Walk to First Tee and Clubhouse at Rowany Golf Club
- Excellent Local Coastal Walks
- Promenade, Beach & Village in Close Proximity

#### **DIRECTIONS**

Travelling through Port Erin along Station Road, continue to the end and follow the road to the right onto The Promenade and continue for 300m where the entrance to Rowany Drive is on the right side.

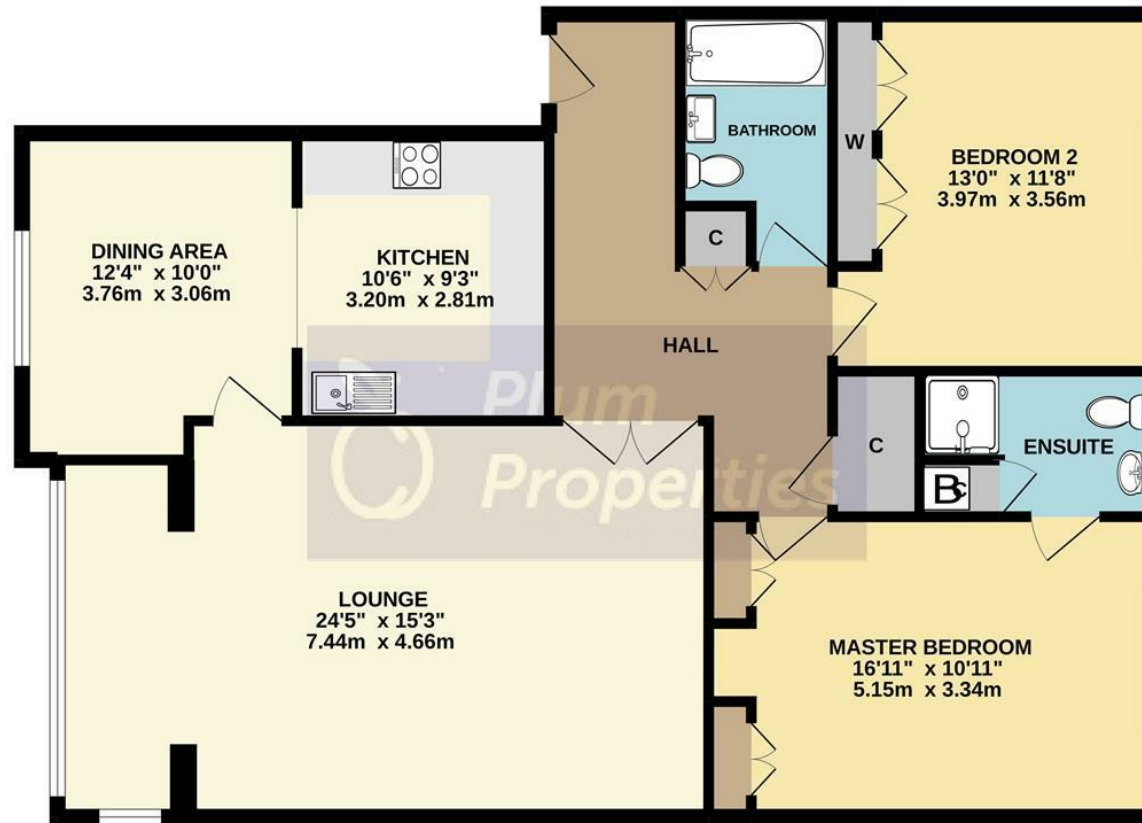
Turn into Rowany Drive. Fairways Court is towards the end on the right side and is marked by our advertising board.







GROUND FLOOR  
1105 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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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