



RENWALL GARDEN QUEENS ROAD

PORT ST MARY, IM9 5EN

£490,000
FREEHOLD

A recently constructed eco friendly detached bungalow equipped with zoned underfloor heating powered by an efficient air source heat pump, enhanced by solar panelling and a mechanical ventilation and heat recovery system.

Located in the sought after village of Port St Mary, the property offers two double contemporary En Suite Bedrooms, an expansive open plan Family Kitchen and walled rear patio garden.

 **Plum
Properties**

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• Recently Constructed and Impressive Detached True Bungalow • Many Environmental Features, including Air Source Heat Pump and Solar Panelling • Mechanical Ventilation System with Heat Recovery • Generously Proportioned Property Stretching to Almost 1,500 square feet • Underfloor Heating Throughout • 2 Double En Suite Bedrooms with Contemporary Fixtures and Fittings • Expansive Double Height Family Kitchen • Separate Lounge • Private Walled Rear Garden, Garage and Off-Road Parking • Chain Free



Overview

Nestled in the serene surroundings of coastal Port St. Mary, this exquisite detached bungalow presents a rare opportunity for those seeking modern living in a tranquil setting. Built in 2018, this spacious property spans an impressive 1,480 square feet and boasts a wealth of environmental features designed to ensure efficient and affordable running costs.

Accessed via a charming entrance porch with composite Rockdoor, the bungalow welcomes you into a cosy lounge, perfect for relaxation. At the heart of the home lies an expansive family kitchen, which serves as the social hub. This well-appointed space is equipped with Neff premium appliances, including five-ring induction hob, an integrated full-height fridge freezer, and a Siemens dishwasher, and Karndean flooring making it ideal for both cooking and entertaining. The kitchen also accommodates space for a generous dining table and a comfortable seating area, ensuring ample room for family gatherings.

The property comprises two well-proportioned double bedrooms, both of which are accessed from an inner hallway. Each bedroom features contemporary en suite facilities, with one offering a tranquil freestanding bath, providing a touch of luxury to your daily routine, whilst the other includes a full sized walk-in shower.

The bungalow is thoughtfully designed with zoned thermostatically controlled underfloor heating powered by an efficient air source heat pump, complemented by roof-fitted solar panels that heats the properties water supply. The triple glazing enhances thermal efficiency, while a mechanical ventilation and heat recovery system ensures excellent indoor air quality, allowing the home to breathe while minimising heating and cooling demands.

Completing the internal accommodation is a spacious Utility Room that houses the underfloor heating manifold, air source heat pump system and pressurised hot water cylinder. A guest Cloak Room is located within the Utility Room, which also provides plumbing for a washing machine and dryer. A doorway provides access to a large integral garage with electrically operated door.

Externally the property provides two off-road parking spaces and a low maintenance garden. To the rear a generous walled sunny garden is South Easterly facing, with a family sized patio area providing a sunny seating area for all to enjoy.

Situated just a stone's throw from the local golf course and the picturesque Port St Mary's harbour, this property offers a peaceful retreat with convenient access to leisure activities. This modern bungalow is

not just a home; it is a lifestyle choice that combines comfort, efficiency, and elegance in one delightful package.

Additional Information

- Triple Glazed Throughout
- Cost Effective and Environmental Friendly Heating System
- Mechanical Ventilation and Heat Recovery System
- Zoned Underfloor Heating Throughout
- Solar Panelling Heating Water
- Premium Appliances Throughout
- Rockdoor Composite Front Door
- Boarded Loft Space
- South Easterly Facing Rear Walled Garden
- Chain Free

Directions

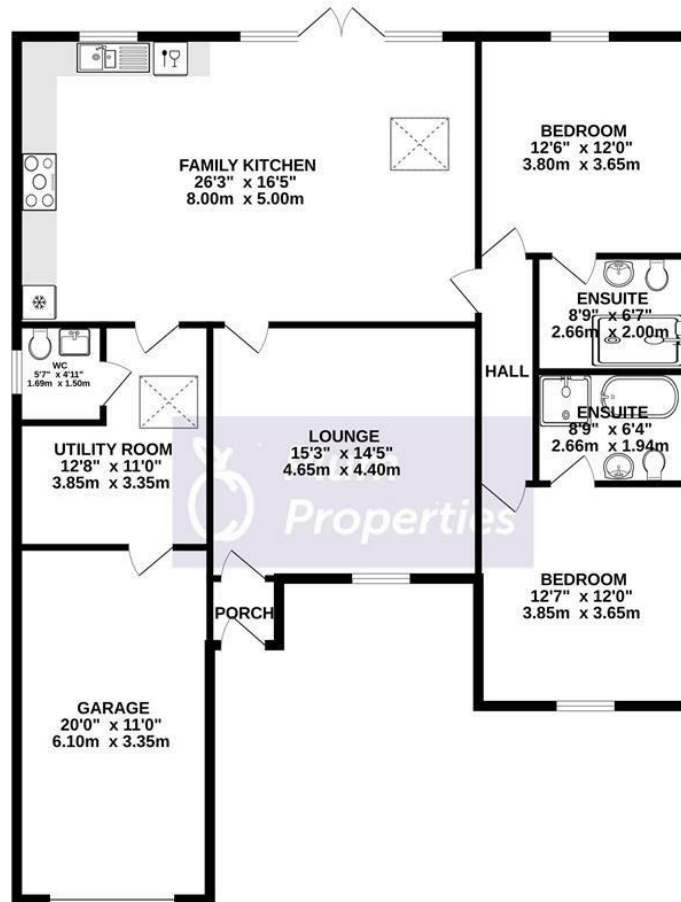
From Port St Mary Village Centre, travel through the village along Station Road keeping the sea on your left hand side, which becomes Bay View. Follow the road around the one way system onto Park Road and take the second left turn onto Queens Road. Take the fifth turning on the right, which is an unadopted lane between a house and a bungalow, and Renwall Garden can be found a short distance down the lane on the left hand side.







GROUND FLOOR
1480 sq.ft. (137.5 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 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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