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1 Magher Donnag, Ponyfields, Port Erin, IM9 6BY  
**Asking Price £159,000**

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This spacious purpose built first floor apartment is situated on a popular development, close to shops, amenities and beach, enjoying lovely distant hill views. Accommodation comprises hall, lounge, well fitted kitchen, modern bathroom and 2 double bedrooms. Small lawned front garden. A general parking area is nearby. The property is being offered with no onward chain.







## LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and proceed ahead. Turn right into the Ponyfields development and turn immediately left. Travel ahead and number 1 is the first property on the right hand side.

## MAIN FRONT DOOR

Staircase leading to front door of the apartment.

## HALL

Built-in airing cupboard. Loft access (part boarded). Store cupboard.

## LOUNGE

12' 8" x 8' 11" (3.86m x 2.72m)

Pleasant front aspect with views towards hills.

## DINING KITCHEN

11' 8" x 8' 1" (3.55m x 2.46m)

Excellent range of wall and base units with contrasting worktops, incorporating ceramic hob, electric oven, stainless steel sink and washing machine, Valliant gas central heating boiler. Breakfast bar.

## BEDROOM 1

12' 8" x 8' 11" (3.86m x 2.72m)

Walk-in wardrobe. Front aspect. Views towards distant hills.

## BEDROOM 2

8' 6" x 7' 6" (2.59m x 2.28m)

## BATHROOM

5' 7" x 5' 7" (1.70m x 1.70m)

Modern white suite comprising panelled bath with shower over, w.c., wash hand basin, half tiled walls, Xpelair.

## OUTSIDE

Small lawned area to the front of the property.

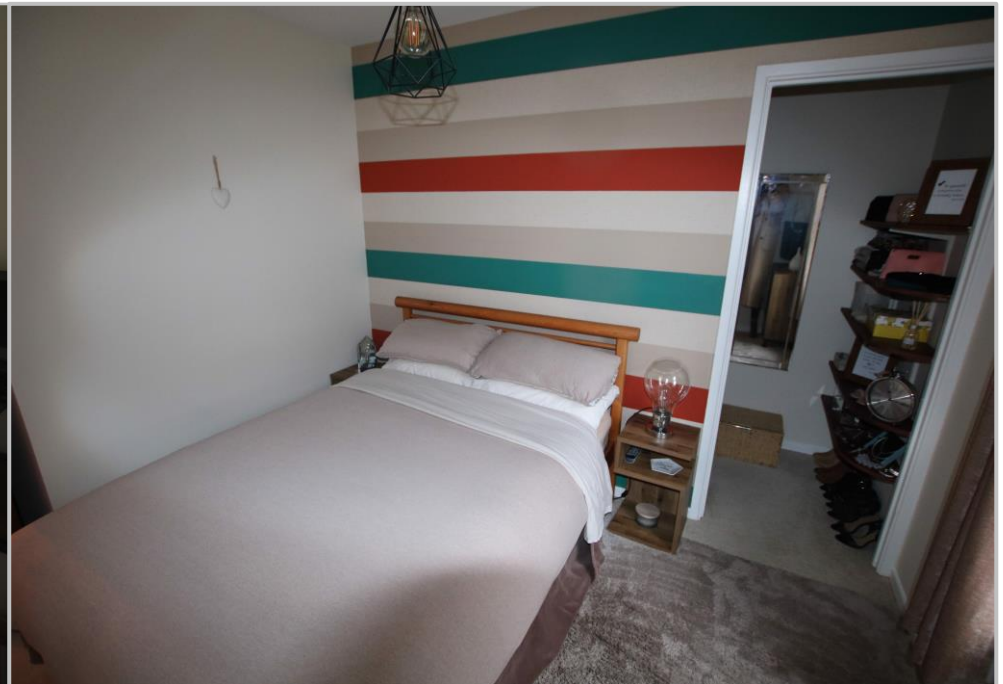
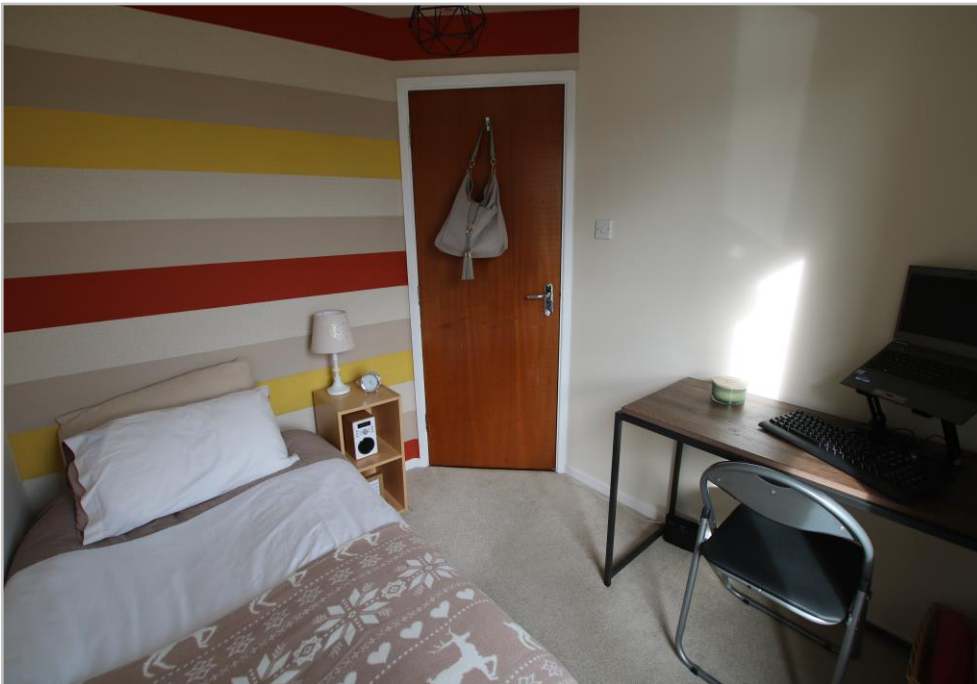
## SERVICES

Main water, drainage and electricity. Gas central heating. uPVC double glazing.

## POSSESSION

Vacant possession on completion. Freehold. No onward chain. \*\*\* The 2 apartments in the block (ground floor and first floor) are freehold and operate under a 'tenant in common' arrangement, entailing a 50% share each, duly covered by a lease with equitable burdens to each other in a balanced 50/50 split. Advisable to seek guidance from your mortgage lender if mortgage is required, due to the nature of this shared ownership structure \*\*\* The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the

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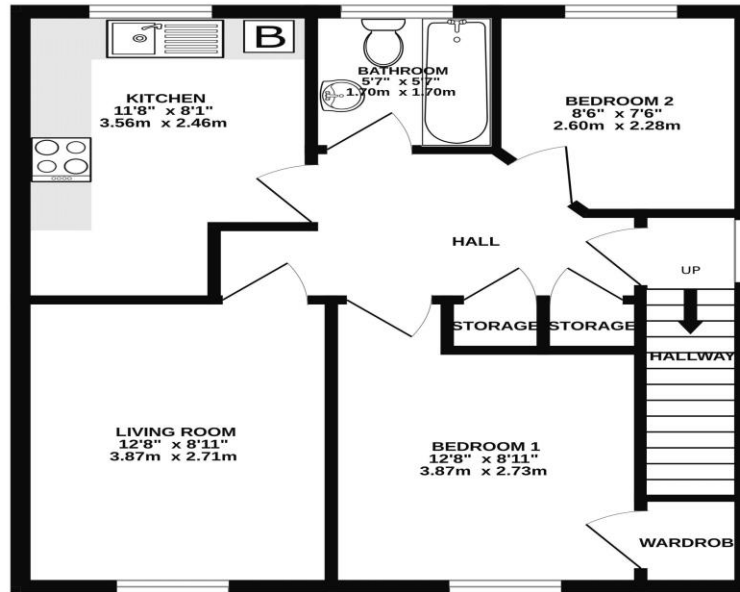








GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.8 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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