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New House 2, Park Road, Port St Mary, IM9 5HQ
Asking Price £325,000

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Superbly presented semi-detached Eco property, situated in the heart of Port St Mary, with the amenities shops and picturesque harbour just minutes away! The contemporary accommodation comprises, on the ground floor, entrance hallway, shower room, dining kitchen and sun room leading to decked patio area. On the first floor is a bright spacious lounge/bedroom 3 with Juliet balcony, 2 bedrooms and bathroom. Outside is parking for 2 cars. Offering many energy saving features, including full balanced air heat exchange unit, Kingspan insulating boards, high quality roof insulation and finished to the highest of standards, viewings are a must to fully appreciate this property!





LOCATION

Travelling out of Port Erin along Castletown Road, take the 3rd exit at Four Roads roundabout into Port St Mary. Proceed through the village and onto the one way system into Park Road. Harbour View is located just along on the left hand side.

ENTRANCE HALLWAY

Staircase to first floor.

DINING KITCHEN

16' 5" x 12' 10" (5.00m x 3.91m)

Superb range of contemporary dark grey gloss wall and base units with wood effect worktops, incorporating stainless steel sink unit, Beko ceramic hob, electric oven, integral fridge/freezer, integral microwave, integral washing machine, integral tumble dryer and integral dishwasher. Down lighters. Understairs store housing Valliant gas central heating boiler. Opening to:

SUN ROOM

9' 9" x 10' 1" (2.97m x 3.07m)

Bi-folding doors out onto the decked patio area. Velux roof light.

SHOWER ROOM

Stylish modern suite incorporating wash hand basin in vanity unit, w.c., shower cubicle, panelled splashbacks, chrome ladder style towel rail, downlighters, Xpelair.

FIRST FLOOR

LANDING

Velux roof light.

LOUNGE / BEDROOM 3

12' 10" x 14' 1" (3.91m x 4.29m)

Spacious bright room full of natural light from 2 x Velux roof lights. Juliet balcony.

BEDROOM 1

10' 6" x 7' 10" (3.20m x 2.39m)

Bright room with 2 x Velux roof lights.

BATHROOM

Modern suite comprising bath with shower over, w.c., wash hand basin, panelled splashbacks, chrome ladder style towel rail, downlighters, Xpelair.

BEDROOM 2

10' 6" x 8' 10" (3.20m x 2.69m)

OUTSIDE

Fully decked rear patio area with side access gate. Front parking area for 2 cars, finished in Indian sandstone.

SERVICES

Main water, drainage and electricity. Gas central heating. uPVC double glazing. Manx Telecom fibre ready. The main property was built approximately 2 years ago and the sun room a recent addition.

* Furniture available by separate negotiation*

Construction is via structural insulated panels with concrete block outside skin - insulation value is up to 3 times by-law value. Air tight to passive house standard with a full balanced mechanical fresh air heat exchange unit which should be enough to heat the property. UPVC double glazed windows and doors with solar

reflective glass. Underfloor heating from gas boiler with 5 thermostatically controlled areas. All rooms are sound proofed and heat insulated. All doors are oak veneered with a solid core for sound insulation and quality.

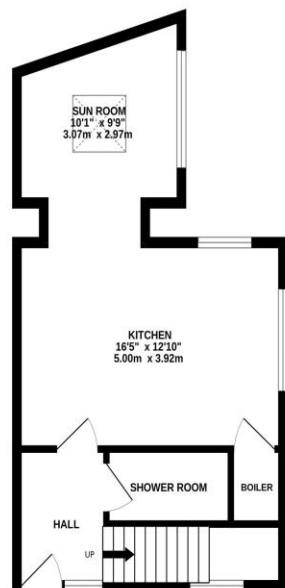
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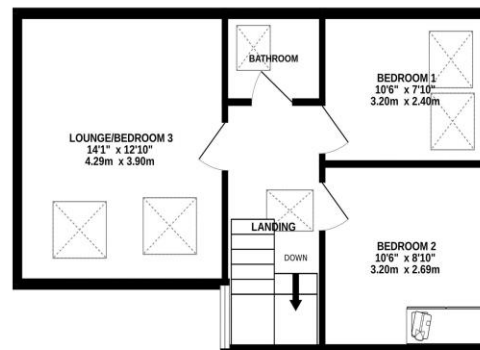




GROUND FLOOR



1ST FLOOR



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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