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Faillt Erriu, Howe Road, Port St Mary, IM9 5LB  
**Asking Price £479,000**



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Detached chalet style bungalow located in a superb elevated position to enjoy the breathtaking panoramic views over Port Erin, Port St Mary and towards Bradda, Fleshwick and Bay Ny Carrickey. Accommodation comprises 4 bedrooms, lounge, dining room, quality kitchen, sun room, utility room and bathroom. Outside the property boasts a detached garage, lawned front garden with large driveway and a private rear garden - perfect to sit and take in the spectacular scenery!





## LOCATION

Travelling out of Port Erin along Castletown Road, turn right at the Four Roads roundabout and proceed ahead. Passing the Railway Station Public House on the right hand side, turn right into Plantation Road. Go straight ahead into Howe Road and travel up the hill. The property is the first property on the left hand side.

## **PORCH**

Door to:

## **ENTRANCE HALLWAY**

Good sized welcoming hallway with storage cupboard.

## **LOUNGE**

14' 9" x 13' 10" (4.5m x 4.22m)

Lovely bright room set into large bay window with stunning views over Port Erin and towards Bradda Head, Fleshwick and surrounding countryside. Multi fuel stove.

## **BEDROOM 2 / DINING ROOM**

14' 3" x 12' 2" (4.34m x 3.71m)

Large bay window with superb panoramic views over Port Erin and towards Bradda Head, Fleshwick and Bay Ny Carrikey. Wooden flooring.

## **BEDROOM 1**

11' 10" x 9' 11" (3.61m x 3.02m)

Good sized double room. Double wardrobe. Spectacular views across the open rural fields towards the sea.

## **BATHROOM**

Modern white suite comprising panelled bath with shower over, wash hand basin, w.c., underfloor heating, tiled walls and floor.

## **DINING ROOM / FAMILY ROOM**

11' 9" x 11' 4" (3.59m x 3.46m)

Good sized versatile room. Staircase leading to first floor.

## **KITCHEN**

12' 3" x 11' 7" (3.73m x 3.53m)

Good quality fitted kitchen featuring an excellent range of wood fronted wall and base units with contrasting worktops incorporating integrated double oven, microwave, hob with cooker hood, dishwasher, 1 1/2 bowl ceramic sink unit. Tiled floor. Opening to:

## **SUN ROOM**

14' 1" x 11' 1" (4.30m x 3.38m)

Newly constructed beautifully cosy room with contemporary wood burning stove, tiled floor, downlighters. Stunning views across open countryside.

## **STORE ROOM**

8' 2" x 3' 3" (2.50m x 1m)

Large walk-in store room housing oil fired central heating boiler, fitted shelving.

## **UTILITY ROOM**

12' 0" x 5' 5" (3.65m x 1.65m)

Stainless steel sink unit, base units, worktops, plumbing for washing machine, space for fridge/freezer.

## **FIRST FLOOR**

## **LANDING**

Large undereaves storage cupboard.

## **BEDROOM 3**

13' 3" x 14' 5" (4.03m x 4.40m)

Good sized double room with 2 built-in cupboards and shelving. Panoramic views over open countryside towards Port St Mary.

## **BEDROOM 4**

13' 4" x 14' 5" (4.06m x 4.40m)

Store cupboard and undereaves storage area. Super views towards Bradda, Fleshwick and surrounding fields.

## **OUTSIDE**

Large driveway, parking for several cars, front lawns. Side access gate. To the rear a lawned private garden backing onto surrounding fields with covered storage area, sensor lighting. Exceptional open views!

## **DETACHED GARAGE**

Single detached garage with up and over door. Newly roofed. Covered open fronted lean-to storage area next to garage.

## **SERVICES**

Mains water, drainage and electricity. Oil central heating. UPVC triple glazed.

## **POSSESSION**

Freehold. Vacant possession on completion of purchase. 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 property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

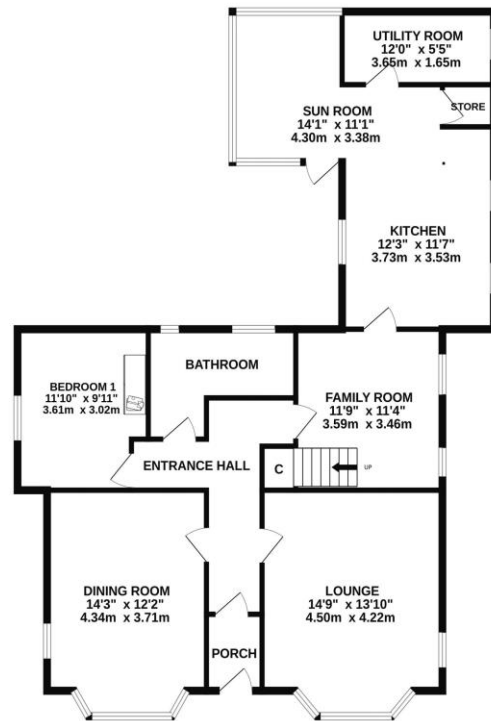




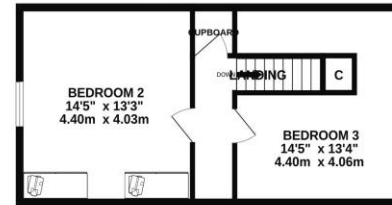




GROUND FLOOR



1ST FLOOR



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