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11 Magher Donnag, Port Erin, IM9 6BY  
**Asking Price £335,000**



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A modern semi detached house, situated on an extra large double plot, in a quiet cul-de-sac location of a popular development. Accommodation comprises lounge, dining room, kitchen, bathroom and 3 bedrooms. Outside is a lawned rear garden, with lovely outlook across open fields to the rear. The property benefits from a double garage and driveway to the side. No onward chain.



## LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and proceed ahead. Turn 3rd right into the Ponyfields development and turn immediately left into Magher Donnag. Go straight ahead and follow the road bearing right. Number 11 is the last property along on the left hand side.

## ENTRANCE HALLWAY

Staircase leading to first floor.

## LOUNGE

13' 11" x 12' 5" (4.24m x 3.78m)

Nice sized room. Front aspect. Understairs storage cupboard. Glass double doors to:

## DINING ROOM

9' 2" x 9' 2" (2.79m x 2.79m)

French doors leading to rear garden. Lovely views overlooking fields to rear.

## KITCHEN

9' 2" x 7' 8" (2.79m x 2.34m)

Well fitted with cream fronted wall and base units with contrasting wooden worktops incorporating 1 1/2 bowl sink unit, ceramic hob, electric oven, washing machine, under-counter fridge, Vaillant gas central heating boiler (newly installed). Lovely open views to rear.

## FIRST FLOOR

## BEDROOM 1

10' 9" x 9' 1" (3.27m x 2.77m)

Front aspect.

## BEDROOM 2

11' 0" x 10' 5" (3.35m x 3.17m)

Rear aspect. Lovely outlook across open fields and towards distant hills.

## BEDROOM 3

7' 8" x 7' 2" (2.34m x 2.18m)

Large built-in cupboard. Front aspect.

## BATHROOM

White suite comprising panelled bath with shower over, wash hand basin. w.c., tiled splashbacks.

## OUTSIDE

Extra large double plot. Good sized lawned rear garden overlooking open fields. Side access gate. Front open plan lawn. with generous driveway to side.

## DOUBLE GARAGE

2 x Up and over doors. Light and power. High pitched roof for storage.

## SERVICES

Mains water, drainage and electricity. uPVC double glazing. Gas central heating (new boiler).

## POSSESSION

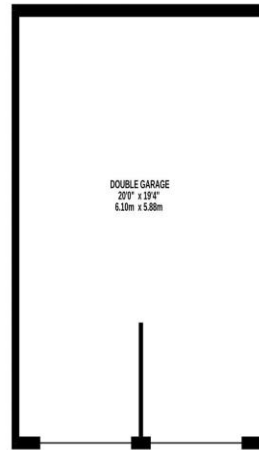
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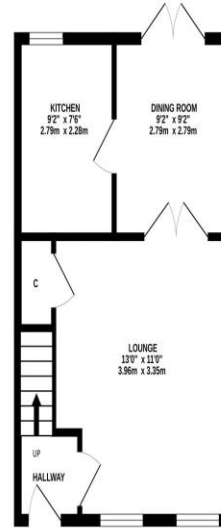




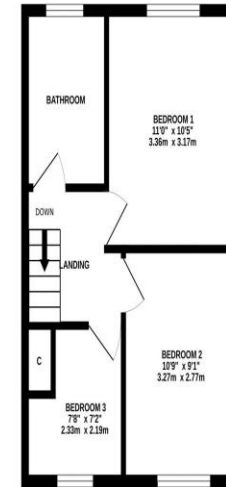
BASEMENT  
384 sq.ft. (35.7 sq.m.) approx.



GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 sq.m.) approx.

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