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15 Fairway Close, Port Erin, IM9 6LS
Asking Price £395,000

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A good sized detached true bungalow, just a short walk from Port Erin amenities and beach, with lovely rural views to the front. The light airy accommodation comprises of lounge, conservatory, dining room, dining kitchen, utility area, 3 bedrooms, en-suite shower room and bathroom. Outside is a private rear lawned garden with patio area, driveway and large detached single garage. No onward chain.



LOCATION

Travelling along Station Road bear right onto The Promenade and proceed up the hill. Turn right at Rowany Golf Course into Rowany Drive and follow the road into Fairway Drive. Proceed ahead, bear right and turn left at the top. Number 15 is along on the right hand side.

ENTRANCE HALLWAY

Good sized hallway with double cloaks cupboard. Loft access (part boarded with ladder).

LOUNGE

16' 8" x 14' 9" (5.07m x 4.50m)

Generous sized room with nice outlook towards distant hills. Archway to:

DINING ROOM

11' 2" x 10' 5" (3.41m x 3.17m)

Door to conservatory.

DINING KITCHEN

12' 4" x 10' 6" (3.76m x 3.19m)

Well fitted with a good range of wall and base units with contrasting worktops, incorporating stainless steel sink unit, double oven, new ceramic hob, dishwasher, integrated fridge/freezer. Cupboard housing Vaillant gas central heating boiler. Door to:

UTILITY AREA

Worktop, plumbing for washing machine, space for dryer.

CONSERVATORY

14' 2" x 8' 9" (4.33m x 2.66m)

Rear aspect overlooking garden. Tiled floor. French doors leading to outside.

BATHROOM

Suite comprising panelled bath with shower over, w.c., wash hand basin, tiled splashbacks. Built-in airing cupboard.

BEDROOM 2

11' 1" x 10' 0" (3.37m x 3.05m)

Front aspect with pleasant views towards hills. Fitted bedroom furniture.

BEDROOM 3

12' 4" x 9' 0" (3.76m x 2.74m)

Rear aspect. Fitted bedroom furniture.

BEDROOM 1

12' 2" x 11' 3" (3.71m x 3.44m)

Front aspect with nice outlook towards distant hills. Fitted bedroom furniture.

EN-SUITE SHOWER ROOM

Shower cubicle, w.c., wash hand basin ,tiled splashbacks.

OUTSIDE

Private enclosed lawned rear garden with large patio area and small orchard area with apple trees. Greenhouse. Side access. Open plan front lawn and driveway.

DETACHED LARGE SINGLE GARAGE

20' 1" x 13' 11" (6.13m x 4.24m)

Large single garage with electric up and over door. Light and power.

SERVICES

Mains water, drainage and electricity. Gas central heating (boiler approx. 2 years old). uPVC double glazing.

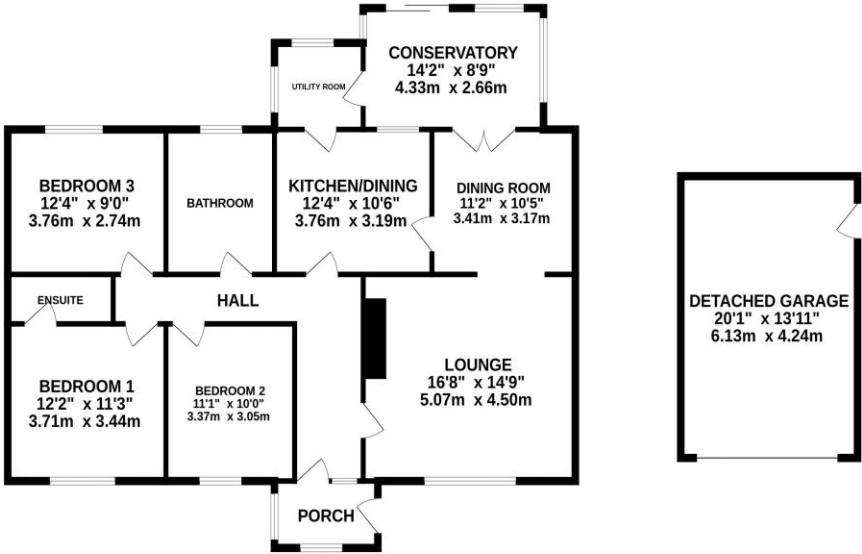
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GROUND FLOOR



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