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8 St Marys Glebe, Port St Mary, IM9 5PF
Asking Price £535,000

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Beautifully presented detached house in a quiet cul-de-sac. Situated in a semi-rural location enjoying countryside and distant sea views with open fields to the rear. The spacious accommodation comprises, lounge, dining room, conservatory, breakfast kitchen, cloakroom and utility room on the ground floor, with 4 bedrooms and a bathroom on the first floor. There is a single integral garage. The property sits on a good-sized corner plot with a stunning garden.



LOCATION

Travelling out of Port Erin proceed to the Four Roads roundabout and turn right towards Port St Mary. Travel through the village and turn right into the one way system. Bear right into Fistard Road and continue up the hill. St Marys Glebe is the turning on the right hand side, bear left and continue to the end where No. 8 can be found on the right hand side.

ENTRANCE HALLWAY

Good sized welcoming hallway, wood-effect laminate flooring. Staircase leading to first floor.

CLOAKROOM

W.C. and wash hand basin. Wood-effect laminate flooring.

LOUNGE

16' 8" x 18' 8" (5.07m x 5.69m)

Bright and airy room, fitted log burning stove with wooden-effect ceramic mantle above. Understairs storage. Bay window with wonderful distant sea views. Door through to kitchen. French doors to:

DINING ROOM

10' 8" x 11' 5" (3.26m x 3.49m)

Sliding patio doors to:

CONSERVATORY

11' 7" x 11' 6" (3.52m x 3.51m)

Lovely room overlooking the beautifully maintained gardens. Door to outside.

BREAKFAST KITCHEN

15' 5" x 8' 10" (4.69m x 2.68m)

Excellent range of oak fronted wall and base units with contrasting worktops comprising breakfast bar, electric oven, microwave, ceramic hob, 1 1/2 bowl stainless steel sink unit, stainless steel cooker hood, integrated dishwasher and under-counter fridge. Door to:

UTILITY ROOM

9' 8" x 6' 11" (2.95m x 2.10m)

Good range of base units with worktops, stainless steel sink unit, point for fridge/freezer, washing machine and dryer. Oil central heating boiler. Loft access. Door to garden. Door to:

INTEGRAL GARAGE

17' 6" x 10' 6" (5.34m x 3.19m)

Single garage with electric up and over door, light, power, tap connection. Loft access to generous storage space.

FIRST FLOOR

LANDING

Loft access. Linen cupboard.

BEDROOM 3

7' 9" x 8' 3" (2.37m x 2.51m)

Rear aspect. Views over the garden and open fields beyond.

BEDROOM 2

11' 5" x 11' 1" (3.48m x 3.38m)

Rear aspect. Pleasant outlook over the rear garden and open fields.

BATHROOM

Modern suite comprising bath with electric shower over, wash hand basin in fitted unit with 2 drawers, w.c., chrome ladder style heated towel rail. Tiled walls, PVC ceiling boards, downlighters, Xpelair.

BEDROOM 4

13' 0" x 6' 11" (3.97m x 2.11m)

Front aspect. Single with built-in airing cupboard. Lovely distant sea views.

BEDROOM 1

12' 9" x 13' 0" (3.88m x 3.97m)

Front aspect. Lovely large double bedroom with built-in wardrobe, distant sea views.

OUTSIDE

Beautifully kept private rear garden with well stocked raised beds, steps up to lawned garden, wonderful views over open fields. Large side garden with patio. Block paved driveway to the front providing off road parking. External tap and electric socket.

SERVICES

Mains water, drainage and electricity. uPVC double glazing. Oil central heating. Fibre broadband.

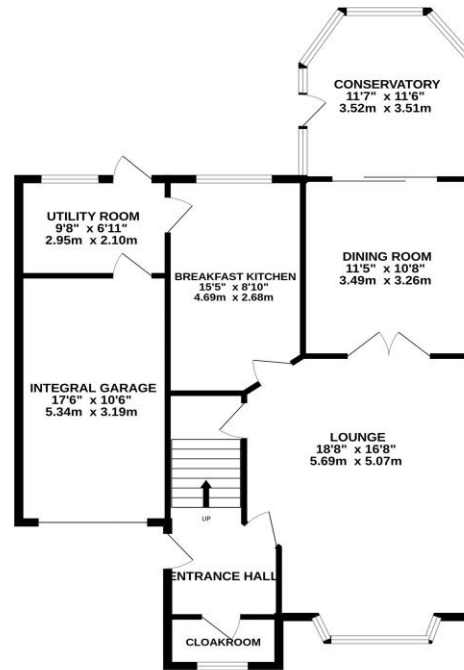
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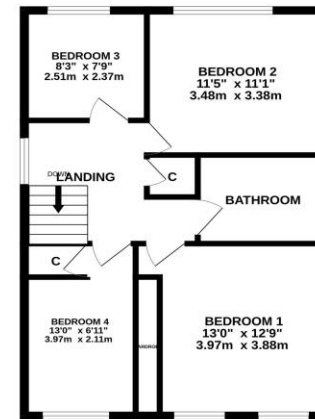




GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1585 sq.ft. (147.3 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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