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Carlingford, Baymount, Port Erin, IM9 6JH
Asking price £425,000

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Large detached true bungalow, beautifully modernised, enjoying fabulous outlook across open fields and towards Chapel Bay. Situated in an elevated position, the light and airy accommodation comprises entrance hallway, lounge, 2 double bedrooms, bathroom, separate w.c., superb dining kitchen/family room, sun room/utility area. Outside are low maintenance gardens with stunning views, garage and driveway. The property is offered with no onward chain. Viewing highly recommended to appreciate the amazing location!



LOCATION

Travelling through Port Erin along Station, turn left into Strand Road and left again into St Georges Crescent. Follow the road until the junction and turn left onto Ballafurt Road. Turn left into St Marys Road and first right into Baymount. Carlingford is the last property on the left hand side.

LARGE ENTRANCE HALLWAY

Good sized bright and airy welcoming hallway. Wood laminate flooring.

LOUNGE

15' 0" x 13' 10" (4.57m x 4.22m)

Front aspect with lovely views. Modern wall mounted electric fire.

BEDROOM 1

15' 1" x 13' 10" (4.59m x 4.22m)

Excellent views. Front aspect. Built-in sliding wardrobes.

BEDROOM 2

11' 1" x 9' 11" (3.38m x 3.03m)

Rear aspect with superb open rural and sea views.

BATHROOM

Modern white suite comprising panelled bath with shower over, wash hand basin, chrome ladder style heated towel rail, fully tiled walls, built-in cupboard housing hot water tank, Xpelair.

SEPARATE W.C.

W.C., half tiled walls, Xpelair.

INNER HALLWAY

Loft access.

DINING KITCHEN/FAMILY ROOM

16' 11" x 15' 5" (5.15m x 4.71m)

Amazing outlook across with rural and sea views. Good range of base units with contrasting worktops incorporating 1 1/2 bowl stainless steel sink unit, fridge, ceramic hob, oven, breakfast bar, wall mounted electric fire, wood laminate flooring. Sliding patio doors to:

SUN ROOM/UTILITY AREA

11' 11" x 6' 2" (3.62m x 1.89m)

Excellent panoramic sea and rural views. Base unit with worktop and washing machine. tile effect flooring, Sliding patio doors to rear garden.

OUTSIDE

Lawned and walled front garden. Rear patio area directly looking over fields and towards sea. Driveway to side.

GARAGE

20' 3" x 10' 1" (6.17m x 3.08m)

Up and over door. Power & lighting. Access door.

SERVICES

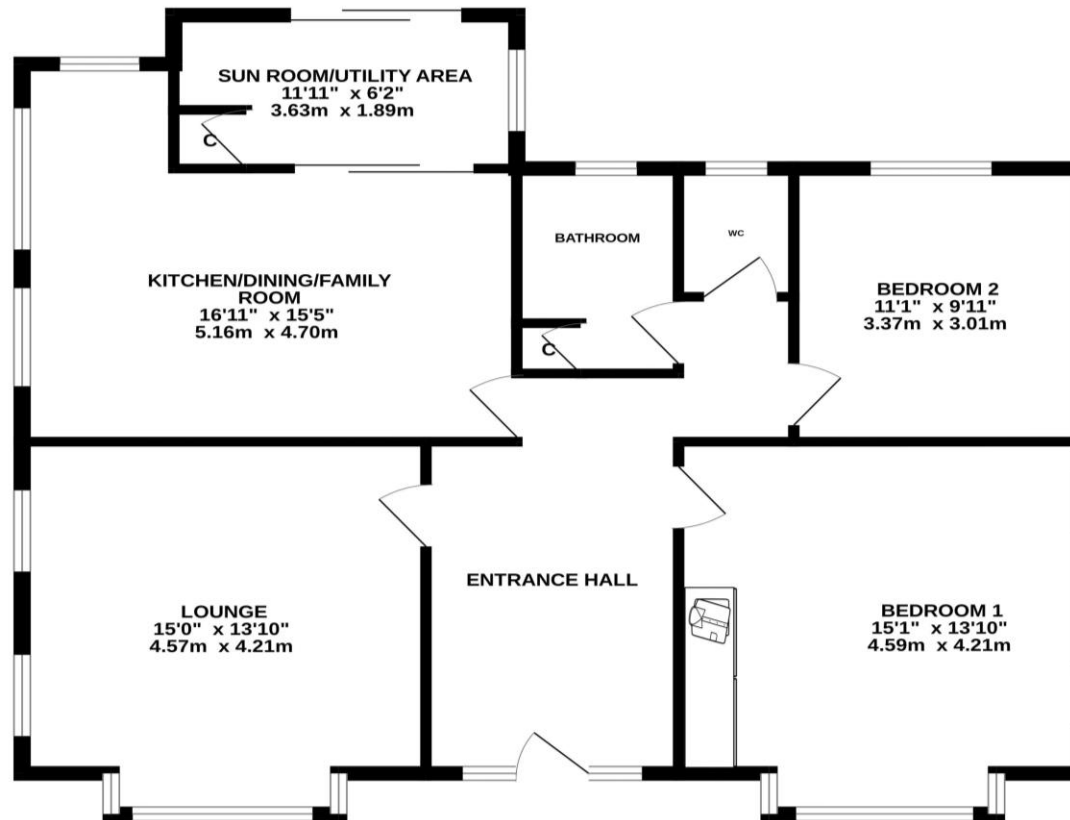
Mains water, drainage and electricity. Oil central heating.

POSSESSION

Freehold. Vacant possession on completion. No onward chain. 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.







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Since 1854



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