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21 Magher Donnag, Ponyfields, Port Erin, IM9 6BZ
Asking Price £165,000

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Ground floor, purpose built apartment situated in convenient location close to all village amenities, shops and beach. The accommodation comprises good sized lounge, fitted dining kitchen, bathroom and 2 bedrooms. Outside is a lawned area to the side. General parking areas nearby. No onward chain. Suitable for cash buyers only.



LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and proceed ahead. Turn right into the Ponyfields development and turn immediately left. Take the first right, and number 21 can be found a short distance along on the right hand side.

ENTRANCE HALLWAY

Cloaks cupboard. Built-in airing cupboard.

LOUNGE

12' 10" x 9' 0" (3.91m x 2.74m)

Open aspect to rear.

DINING KITCHEN

9' 6" x 8' 0" (2.89m x 2.44m)

Range of wall and base units with contrasting worktops incorporating stainless steel sink unit, oven electric cooker, washing machine, dryer, freestanding fridge/freezer. Alpha gas central heating boiler. Front aspect.

BEDROOM 1

10' 0" x 8' 3" (3.05m x 2.51m)

Range of built-in bedroom furniture. Rear aspect.

BEDROOM 2

8' 4" x 7' 4" (2.54m x 2.23m)

Built-in wardrobe. Front aspect.

BATHROOM

Suite comprising panelled bath with shower over, wash hand basin, w.c., tiled walls. Window.

OUTSIDE

Composite front door and pathway leading to lawned open plan side garden. Wooden shed.

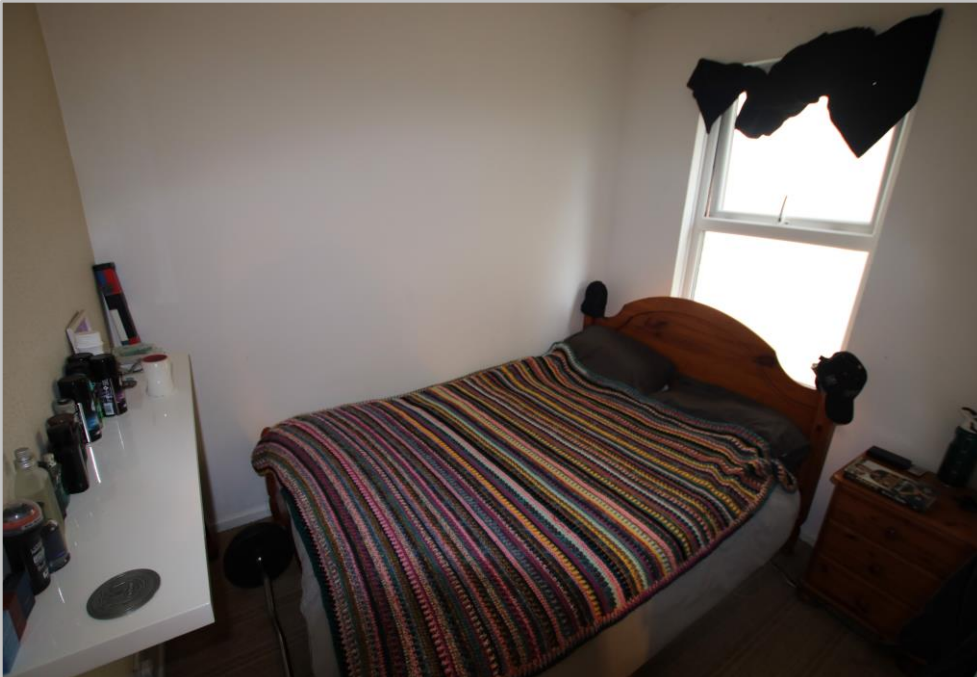
SERVICES

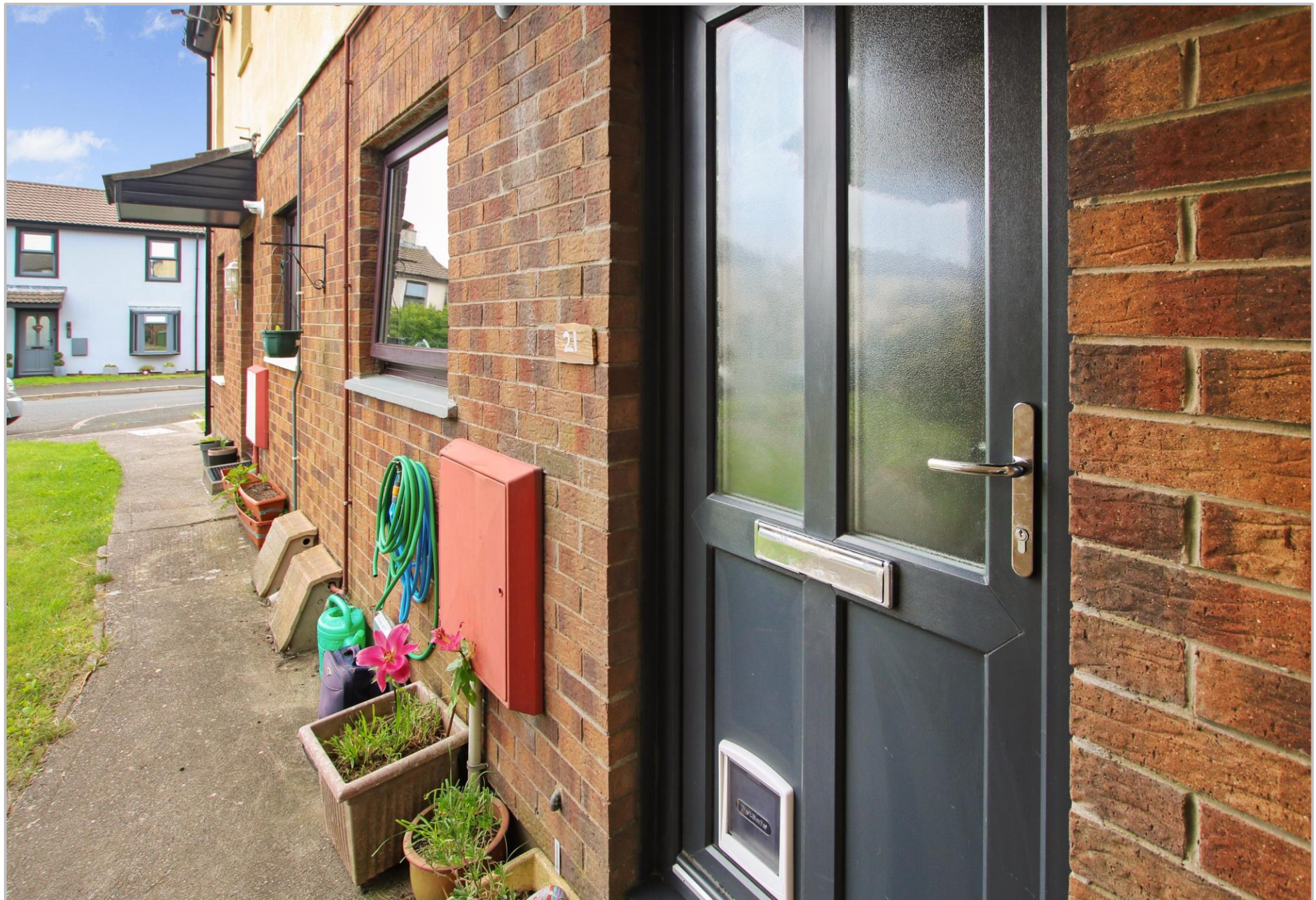
Mains water, drainage and electricity. Gas central heating, uPVC double glazing throughout. Composite front door.

POSSESSION

Vacant possession on completion of purchase. NO ONWARD CHAIN. Leasehold - (Jointly owned freehold with apartment above). 999 Year lease from 1991. Suitable for cash buyers. Please note - there is no Management Company in place but both owners are jointly responsible for maintenance and repair of the structure and exterior and agree that between them. Both to jointly insure the building. 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

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Since 1854



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