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Langness View, Glen Chass, Port St Mary, IM9 5PL
Asking Price £275,000

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A rare opportunity to purchase this detached house situated on a generous plot in an elevated, sought-after semi-rural location, with breathtaking panoramic views across the dramatic Southern coastline from Port St Mary to Langness. Accommodation comprises a generous lounge, dining room and kitchen on the ground floor, with 3 bedrooms, bathroom, separate w.c. and large attic room upstairs. The front garden affords wonderful views, and to the rear is a parking area reached via a gated entrance. The property requires complete renovation. Suitable for cash buyers.



LOCATION

Travelling out of Port Erin on Station Road, take the 3rd exit on the roundabout onto Four Roads, continue along to the crossroads and take the right turn into Plantation Road. Bear left onto Howe Road and proceed along until the next left into Glen Chass Road. Continue along the road for approximately half a mile and 'Langness View' can be found on the left hand side, just before you reach the fork in the road.

ENTRANCE PORCH

Original tiled floor. Door to:

HALLWAY

Staircase leading to first floor.

LOUNGE

11' 5" x 14' 6" (3.470m x 4.431m)

Lovely light room with large bay window affording fantastic sea views and towards Langness. Feature fireplace.

DINING ROOM

13' 3" x 10' 4" (4.033m x 3.140m)

Built-in cupboards. Understairs store.

KITCHEN

8' 5" x 8' 7" (2.560m x 2.625m)

Range of cream gloss fronted wall and base units with contrasting wooden worktops incorporating stainless steel sink unit, electric oven, ceramic hob, stainless steel cooker hood, plumbed for washing machine, tiled splashbacks. Door to outside.

FIRST FLOOR

HALF LANDING

SEPARATE W.C.

W.C.

BATHROOM

Suite comprising panelled bath, wash hand basin, tiled splashbacks.

LANDING

Enclosed staircase to attic room.

BEDROOM 2

13' 3" x 10' 4" (4.033m x 3.140m)

Rear aspect. Original fireplace. Cupboard housing hot water tank.

BEDROOM 1

11' 1" x 14' 3" (3.366m x 4.335m)

Front aspect with spectacular sea and coastal views over Port St Mary to Langness. Original fireplace.

BEDROOM 3

6' 0" x 9' 0" (1.831m x 2.742m)

Lovely front aspect, again with impressive coastal views.

SECOND FLOOR

LARGE ATTIC ROOM

OUTSIDE

Steps lead to the substantial front garden laid to lawn, offering spectacular uninterrupted sea and coastal views. Access gate to the front of the property. Gated entrance to the rear of the property with access to driveway. Understeps store. Lean-to with w.c. Original Thie Veg w.c.

SERVICES

Mains water, drainage and electricity. uPVC double glazing.

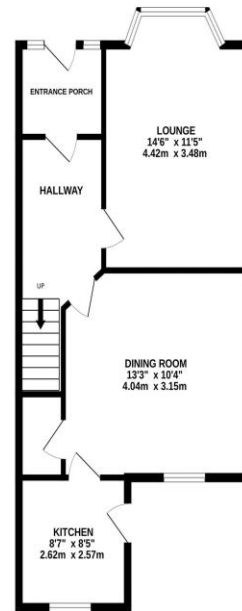
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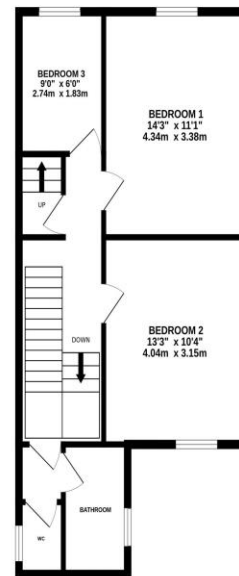




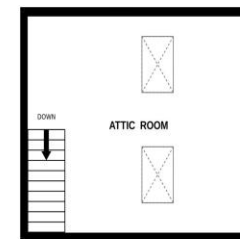
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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