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New House, St Marys Road, Port Erin, IM9 6JL
Asking Price £625,000

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Superb modern detached house, beautifully presented throughout with accommodation comprising family room, lounge, excellent dining kitchen, utility room, cloakroom and study on the ground floor, with 4 bedrooms, en-suite shower room and bathroom on the first floor. Outside is a private lawned rear garden and large driveway to the front. The property enjoys lovely views across Port Erin and towards the distant hills. No onward chain.



LOCATION

Travelling through Port Erin along Station Road, turn left into Strand Road and bear right up St Georges Crescent. Turn left at the junction and then left again into St Marys Road. Continue ahead and just before Truggan Close, New House is located on the left hand side.

ENTRANCE HALLWAY

Stairs down. Staircase up.

FAMILY ROOM

12' 8" x 12' 3" (3.86m x 3.73m)

Front aspect.

CLOAKROOM

Suite comprising w.c., wash hand basin in unit, Xpelair, mirror.

STUDY

7' 4" x 5' 10" (2.24m x 1.79m)

Fitted desk and shelving. Front aspect.

BOILER ROOM

Housing Worcester oil boiler.

STAIRS DOWN TO:

HALL

Steps down from main hallway. Double cloaks cupboard.

LOUNGE

19' 11" x 12' 10" (6.07m x 3.90m)

A well-proportioned, airy room with French doors leading to rear garden. Built-in cloaks cupboard.

DINING KITCHEN

18' 8" x 12' 0" (5.68m x 3.66m)

Lovely light-filled kitchen fitted with a good range of cream wall and base units with contrasting granite worktops, including a separate island unit with cupboards and drawers, incorporating an integrated fridge-freezer, Hotpoint eye level microwave, Hotpoint eye level oven, Neff grill, Samsung induction hob, Neff stainless steel cooker hood, Neff integrated dishwasher. stainless steel sink unit. Tiled splashbacks, tiled floor, downlighters. French doors leading to the outside. Door to:

UTILITY ROOM

10' 7" x 7' 0" (3.22m x 2.13m)

Fitted with a good range of cream wall and base units with contrasting granite worktops, incorporating washing machine, dryer, stainless steel sink unit, tiled floor, tiled splashbacks, Xpelair. Door to outside.

FIRST FLOOR

LARGE LANDING

Front aspect. Stairs down. Loft access via ladder. Downlighters.

BEDROOM 4

10' 8" x 9' 6" (3.26m x 2.89m)

Large built-in wardrobe. Front aspect. Downlighters. Currently used as dressing room with fitted rails and shelving.

BEDROOM 3

12' 10" x 12' 8" (3.92m x 3.87m)

Front aspect. Downlighters. From landing stairs down to:

BEDROOM 2

18' 8" x 12' 11" (5.68m x 3.94m)

Lovely spacious room with high vaulted ceiling. French doors to Juliette balcony affording lovely views over the hills towards Bradda and Fleshwick. Fitted wall of shelving. Downlighters.

BATHROOM

Generous room with high ceiling, suite comprising 'P' shaped bath with shower over, shower screen, w.c., wash hand basin. Tiled walls, tiled floor. Xpelair.

BEDROOM 1

17' 3" x 12' 0" (5.26m x 3.66m)

Large airy room with high vaulted ceiling. French doors to Juliette balcony giving fabulous views! Fitted wardrobes. Downlighters., Door to:

EN-SUITE SHOWER ROOM

Suite comprising corner shower, wash hand basin, w.c., downlighters, Xpelair, chrome ladder style heated towel rail, tiled splashbacks, tiled floors.

OUTSIDE

Private enclosed rear garden laid to lawn with paved patio, fenced decked area with summerhouse. Oil tank. At the front is a block paved driveway giving ample parking space for several cars. Storage shed.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. The property is approximately 14 years old.

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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