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Laurel Cottage, St Marys Road, Port Erin, IM9 6JG
Asking Price £320,000

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Charming double fronted Manx stone cottage situated in a desirable location, being just a short walk from the beach and village amenities. Accommodation comprises lounge, kitchen, dining room, conservatory, 2 bedrooms, bathroom & separate w.c. Outside is a pretty rear garden with parking area to the side. The property enjoys a lovely outlook towards Bradda Head. Would benefit from modernisation.



LOCATION

Travelling through Port Erin along Station Road, turn left into Strand Road and follow the road round into St Georges Crescent. Turn left at junction onto Ballafurt Road and turn left again into St Marys Road. Laurel Cottage is on the left hand side.

HALLWAY

Staircase leading up to first floor.

LOUNGE

14' 7" x 13' 5" (4.45m x 4.08m)

Delightful cosy room with large Manx stone feature fireplace and beamed ceiling. Dual aspect.

DINING ROOM

14' 8" x 9' 3" (4.48m x 2.82m)

Front aspect. Charming room with beamed ceiling, wall lights.

KITCHEN

9' 9" x 8' 6" (2.98m x 2.59m)

Good range of wall and base units with contrasting worktops, wooden splashbacks, built-in oven, gas hob, stainless steel sink unit, space for dishwasher and fridge/freezer. Understairs cupboard. Pleasant views over rear garden towards hills. Door to:

CONSERVATORY

10' 5" x 8' 3" (3.17m x 2.52m)

Feature stone wall. Lovely views across rear garden and towards Bradda Head. Door leading to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

16' 10" x 14' 0" (5.14m x 4.26m)

Large bright and airy double bedroom. Dual aspect.

BEDROOM 2

15' 11" x 8' 8" (4.84m x 2.63m)

Good sized double with built-in cupboards. Dual aspect.

BATHROOM

Suite comprising bath, separate shower cubicle, wash hand basin, tiled splashbacks.

SEPARATE W.C.

W.C.

OUTSIDE

Pretty rear garden, patio, terraced steps leading down to lawned area, mature shrubs. Lovely views across Port Erin towards Bradda Head. Enclosed front garden. Parking area to the side, shed, access to rear.

SERVICES

Mains water, drainage and electricity. Gas central heating.

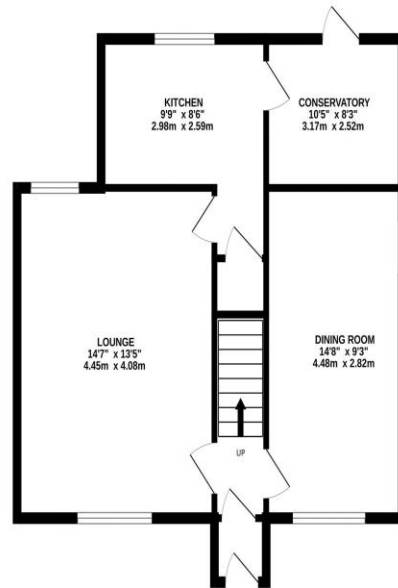
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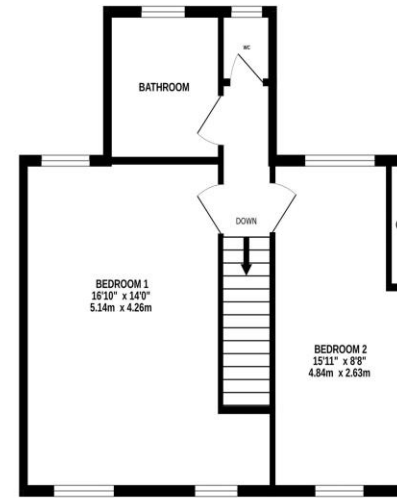




GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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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Since 1854



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