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Seagarth, Ballafurt Road, Port Erin, IM9 6HP
Asking price £199,000

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Seagarth offers an excellent opportunity for those seeking a renovation project within the picturesque village of Port Erin. A short walk to all amenities and beachfront, and enjoys pleasant sea views. Retaining many 1930's original features, accommodation comprises hallway, good sized lounge, dining room, kitchen, 3 bedrooms, bathroom, separate w.c. and attic room. Outside are front and rear gardens. SUITABLE FOR CASH BUYERS.



LOCATION

Travelling through Port Erin along Station Road, turn left into Strand Road and bear right into St George's Crescent. Turn right, then at the junction turn left onto Ballafurt Road. Seagarth is located approximately halfway along on the left hand side.

ENTRANCE PORCH

Tiled floor. Door to:

HALLWAY

Staircase leading up to first floor. Exposed timber beams.

LOUNGE

13' 7" x 12' 7" (4.14m x 3.83m)

Front aspect with bay window. Tiled fireplace, exposed timber beams.

DINING ROOM

15' 0" x 13' 7" (4.57m x 4.14m)

Rear aspect. Fireplace, built-in cupboards, exposed timber beams.

KITCHEN

8' 10" x 6' 0" (2.69m x 1.83m)

Wall and base units, stainless steel sink unit. Pantry. Exposed timber beams. Door to:

REAR PORCH

Door to rear garden.

FIRST FLOOR

LANDING

Enclosed staircase to attic room.

BATHROOM

Suite comprising bath, wash hand basin.

SEPARATE WC

W.C.

BEDROOM 2

12' 2" x 10' 11" (3.71m x 3.32m)

Rear aspect.

BEDROOM 1

12' 7" x 10' 11" (3.83m x 3.32m)

Front aspect. Bay window with lovely sea views towards Bradda head.

BEDROOM 3

8' 7" x 8' 4" (2.61m x 2.54m)

Front aspect. Super views over Port Erin Bay

SECOND FLOOR

LANDING

Storage cupboard.

ATTIC ROOM

19' 7" x 12' 6" (5.96m x 3.81m)

Large dormer window with fabulous sea views. Under eaves storage. Velux.

OUTSIDE

Front lawned garden with side access. Rear garden with 2 x brick stores. Access to rear lane.

SERVICES

Mains water, drainage and electricity. Some uPVC windows. NO CENTRAL HEATING.

POSSESSION

Freehold. Vacant possession on completion. Suitable for cash buyers only due to condition of the property. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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





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