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118 Magher Breebyn, Ponyfields, Port Erin, IM9 6DE
Asking Price £275,000

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Modern mid terraced house situated on the popular Ponyfields development. Accommodation comprising lounge, dining area, kitchen, 3 bedrooms and bathroom. Outside is a lawned rear garden with patio area. No onward chain.



LOCATION

Travelling out of Port Erin on Station Road, take the 1st left onto Ballafesson Road, continue along and take the last turn on the right into Ponyfields. Travel straight ahead and take the first right into Magher Breebyn. Number 118 can be found along on the right hand side.

HALLWAY

Stairs to first floor.

LOUNGE

13' 11" x 12' 5" (4.24m x 3.78m)

DINING AREA

9' 2" x 9' 2" (2.79m x 2.79m)

Door to rear garden.

KITCHEN

9' 2" x 7' 8" (2.79m x 2.34m)

Range of wall and base units with worktops. Vaillant gas central heating boiler.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

10' 9" x 9' 1" (3.27m x 2.77m)

Front aspect.

BEDROOM 2

11' 0" x 10' 5" (3.35m x 3.17m)

Rear aspect. Pleasant views over rear garden and views to distant hills.

BEDROOM 3

7' 8" x 7' 2" (2.34m x 2.18m)

Built-in cupboard. Pleasant distant hill views.

BATHROOM

White suite comprising panelled bath, w.c., wash hand basin.

OUTSIDE

Lawned south-west facing rear garden. Rear access gate. Paved patio area.

SERVICES

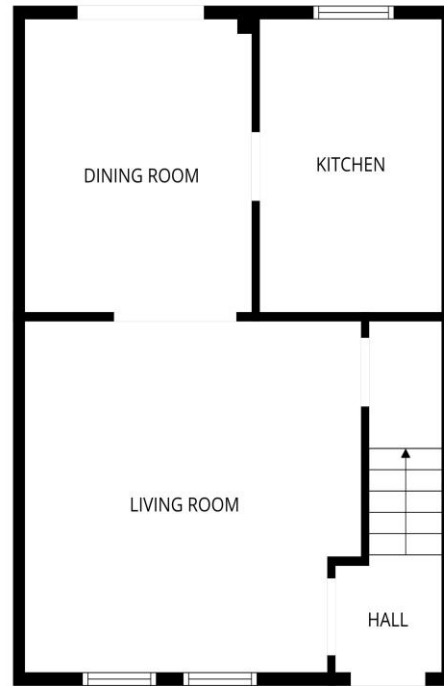
Mains water, drainage and electricity. uPVC double glazing (approx. 4 years old). Gas central heating.

POSSESSION

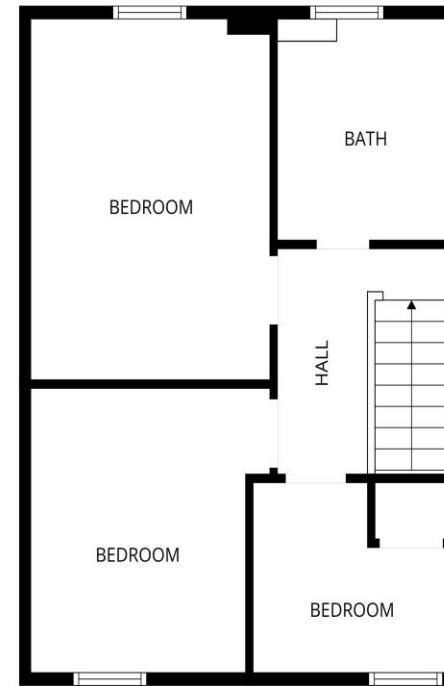
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1ST FLOOR



2ND FLOOR



FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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