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Sunnyholme, Ballafesson Road, Port Erin, IM9 6TU

Asking Price £579,000

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Detached dormer bungalow with fabulous rural views to the rear, situated in a peaceful location on the outskirts of Port Erin. The property comprises lounge, kitchen, family room, conservatory, integral garage, 3 bedrooms and 2 bathrooms. Outside is a private large rear garden with driveway to the front. No onward chain.



LOCATION

Travelling out of Port Erin along Station Road, take the first left onto Ballafesson Road. Continue ahead for about a 1 mile and Sunnyholme can be found on the left hand side.

ENTRANCE PORCH

Built-in cupboards.

HALLWAY

Staircase to first floor. Understairs cupboard and cloaks cupboard. Oak flooring.

LOUNGE

15' 4" x 13' 11" (4.67m x 4.24m)

Front bay window. Oak flooring.

KITCHEN

15' 2" x 8' 10" (4.62m x 2.69m)

Good range of cream fronted wall and base units with wooden worktops incorporating 1 1/2 bowl stainless steel sink unit, electric cooker (approx. 2 years old), plumbing for washing machine, space for fridge/freezer. Door to:

INTEGRAL GARAGE

18' 8" x 8' 7" (5.69m x 2.61m)

Oil central heating boiler. Plumbing for washing machine. Up and over door. Access door to rear garden.

BEDROOM 3

11' 0" x 10' 11" (3.35m x 3.32m)

Oak flooring. Lovely views over rear garden. Opening to:

FAMILY ROOM

14' 9" x 11' 5" (4.49m x 3.48m)

Oak flooring. Doors to outside decked area. Wonderful views over open fields. Opening to:

CONSERVATORY

15' 3" x 8' 8" (4.64m x 2.64m)

Oak flooring. Doors to front garden and decked area. Velux window.

BATHROOM

Suite comprising bath, double shower, wash hand basin, bidet, w.c. and chrome ladder style heated towel rail. Cupboard. Extractor fan.

FIRST FLOOR

LANDING

Velux window.

BEDROOM 1

14' 11" x 13' 10" (4.54m x 4.21m)

Wardrobes, eaves storage. Front aspect, lovely views over fields.

BEDROOM 2

13' 5" x 7' 0" (4.09m x 2.13m)

Fitted wardrobes. Rear aspect, views over the fields towards Rowany Golf Course.

BATHROOM

Suite comprising bath with shower over, wash hand basin, w.c., tiled walls. Velux window. Extractor fan.

OUTSIDE

Large lawned side garden with lovely outlook across open fields. Rear decked area and courtyard with 2 x sheds. Driveway to front and storage shed.

SERVICES

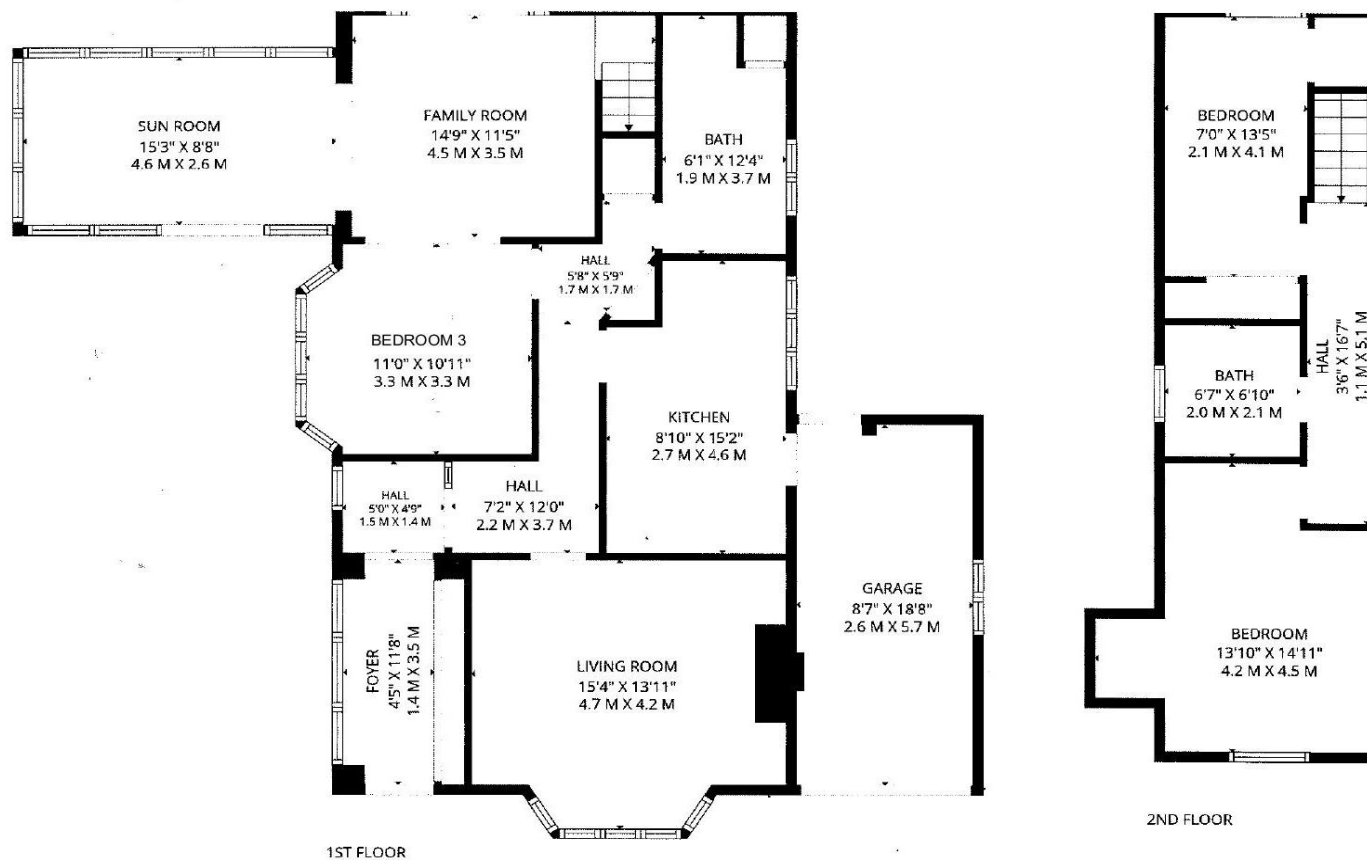
Mains water, drainage and electricity. Oil central heating. UPVC double glazing.

POSSESSION

Freehold. Vacant possession on completion of purchase. 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.







TOTAL: 1503 sq. ft, 139 m²
 1st floor: 1187 sq. ft, 110 m², 2nd floor: 316 sq. ft, 29 m²
 EXCLUDED AREAS: LOW CEILING: 76 sq. ft, 7 m², WALLS: 153 sq. ft, 15 m²

CHRYSTALS

Since 1854



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