



www.chrystals.co.im

Erinwood, Bay View Road, Port Erin, IM9 6NA
Asking Price £445,000

Erinwood, Bay View Road, Port Erin, IM9 6NA

Asking Price £445,000

Wonderfully refurbished detached true bungalow, ideally situated within a short level walk of shops and beach. Accommodation comprises superb spacious open-plan lounge/dining kitchen, cloakroom/utility room, 1 large double bedroom and en-suite shower room. The property benefits from an additional detached 1 bed log cabin annex, utility/store and garage. Outside is a decked and lawned rear garden. Generous driveway to front.



LOCATION

Travelling out of Port Erin along Station Road, turn first left into Ballafesson Road and proceed ahead. Turn second left into Bay View Road and Erinwood can be found along on the left hand side.

ENTRANCE PORCH

Custom tiled triskelion patterned floor.

LOUNGE

23' 4" x 17' 6" (7.11m x 5.33m)

Fabulous large open plan room with feature oak beams. Log burning stove. Opening to:

DINING KITCHEN

22' 0" x 18' 5" (6.70m x 5.61m)

Stunning open plan quality dining kitchen with high vaulted ceilings. 3 x Velux windows. French doors to rear garden.

UTILITY/CLOAKROOM

8' 8" x 7' 5" (2.64m x 2.26m)

W.C., wash hand basin. Plumbing for washing machine. High vaulted ceiling.

LARGE DOUBLE BEDROOM

12' 4" x 10' 7" (3.76m x 3.22m)

Spacious double bedroom, 2 x walk-in wardrobes.

EN-SUITE SHOWER ROOM

Quality suite comprising walk-in shower, wash hand basin in unit and w.c.

OUTSIDE

Rear decked and lawned garden. Detached log cabin annex with kitchenette, bedroom & shower. Utility/Store housing Vaillant gas central heating boiler and Megaflo. Side access. Generous block paved driveway to front. Garage for storage.

DETACHED LOG CABIN ANNEX

15' 7" x 10' 4" (4.75m x 3.15m)

Kitchenette, bedroom and shower room.

GARAGE

23' 0" x 8' 8" (7m x 2.64m)

High vaulted ceiling. Suitable for storage.

SERVICES

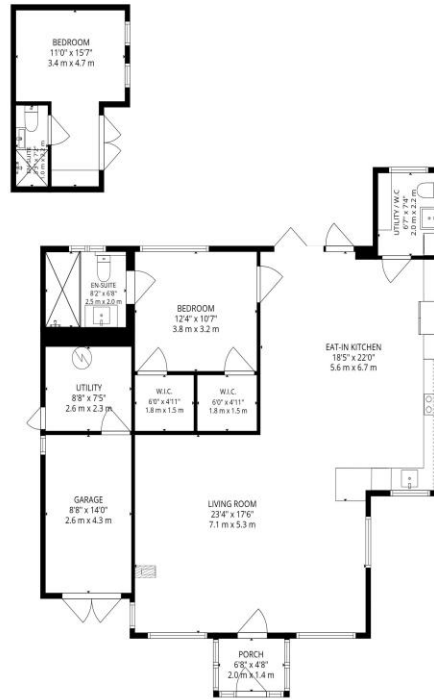
Mains water, drainage and electricity. Gas central heating and uPVC double glazing. Underfloor heating throughout.

POSSESSION

Freehold. Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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: 1221 sq. Ft, 113 m2

Ground Floor: 1221 sq. Ft, 113 m2

Excluded Areas: Porch: 31 sq. Ft, 3 M2, Garage: 124 sq. Ft, 12 M2, Utility: 77 sq. Ft, 7 M2,
Walls: 115 sq. Ft, 12 m2



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

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.

Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.