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3 Close Cam, Port Erin, IM9 6NB
Asking Price £385,000

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Situated on a good-sized plot, this detached true bungalow is ideally located within a short, level walk of the village amenities, shops, beach, schools and bus routes. The accommodation comprises a comfortable lounge, dining kitchen, sun room, two bedrooms and a shower room. Outside, the property benefits from a single garage and separate storage/utility, a lawned south-facing rear garden with patio area, and a driveway to the front. No onward chain.



LOCATION

Travelling out of Port Erin along Station Road turn left into Ballafesson Road then second left into Bay View Road. Take the first left hand turn into Close Cam and number 3 is the second property on the left hand side.

PORCH

3' 6" x 3' 11" (1.07m x 1.19m)

Entrance porch. Door through to:

LOUNGE

13' 5" x 15' 5" (4.09m x 4.70m)

Good sized room, dual aspect.

HALL

8' 2" x 3' 4" (2.49m x 1.02m)

Cupboard housing hot water tank. Loft access.

BEDROOM 1

16' 11" x 11' 9" (5.15m x 3.58m)

Double bedroom. Opening to:

WALK-IN CLOSET

6' 10" x 4' 7" (2.08m x 1.40m)

Potential to create en-suite.

SHOWER ROOM

8' 5" x 5' 11" (2.56m x 1.80m)

Modern suite comprising large enclosed shower, wash hand basin in unit, w.c., chrome ladder style heated towel rail. Tiled walls.

BEDROOM 2

11' 8" x 7' 5" (3.55m x 2.26m)

Double bedroom. Side aspect.

DINING KITCHEN

22' 4" x 7' 5" (6.80m x 2.26m)

Contemporary kitchen comprising white gloss wall and base units with contrasting worktops, gas cooker and hob (bottled gas), cooker hood, stainless steel sink unit, integrated fridge/freezer. Downlighters. Opening to:

SUN ROOM

13' 8" x 9' 3" (4.16m x 2.82m)

Lovely bright room with patio doors to rear garden. Access door to front. New roof.

OUTSIDE

To the rear is a lovely south facing fenced garden laid to lawn with patio area, there is gated access on both sides to the front. Driveway, parking and small lawned area at the front.

STORAGE/UTILITY

6' 10" x 4' 3" (2.08m x 1.29m)

Worktop, plumbing for washing machine. Worcester boiler (approx. 2 years old).

SINGLE GARAGE

Up and over door.

SERVICES

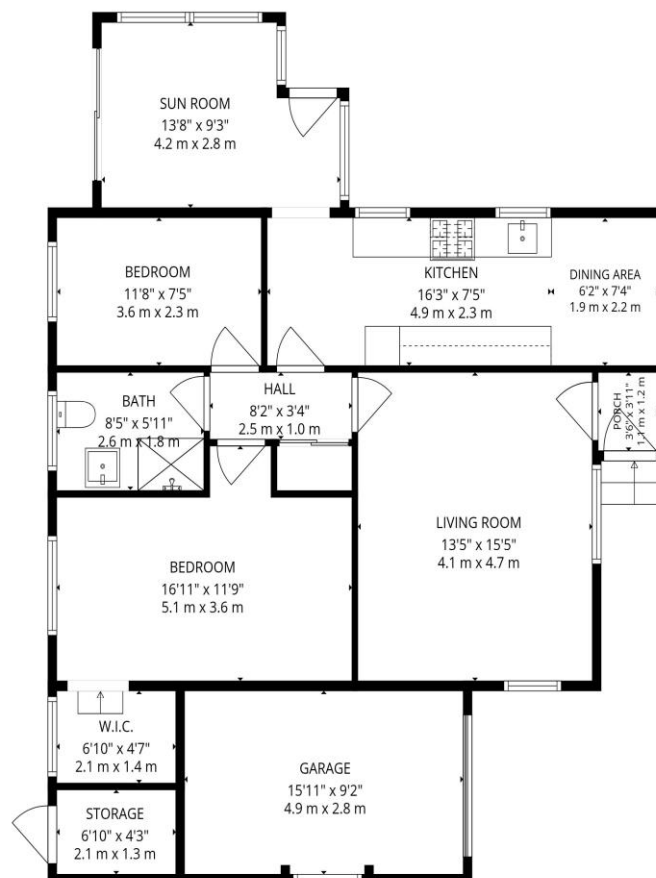
Mains water, drainage and electricity. UPVC double glazing. Oil central heating. UPVC soffits and fascias.

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: 898 sq. Ft, 83 m2

1st Floor: 898 sq. Ft, 83 m2

Excluded Areas: Storage: 29 sq. Ft, 3 M2, Garage: 146 sq. Ft, 14 M2, Porch: 14 sq. Ft, 1 M2, Walls: 91 sq. Ft, 9 m2

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



Since 1854

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