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Fado Fado Cottage, Shore Road, Castletown, IM9 1BF  
**Asking Price £285,000**

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Super newly refurbished detached cottage in fantastic location, ideally situated within easy reach of all the amenities of Castletown, Ronaldsway Airport and just a minute's walk from the beach. The well-presented accommodation comprises lounge, kitchen, utility, sunroom, 2 bedrooms and a bathroom. Outside is an enclosed private courtyard providing a pleasant and low-maintenance outdoor space. No onward chain.



## LOCATION

Travelling from Port Erin, take the Shore Road into Castletown. At the traffic lights proceed straight ahead and bear left at the roundabout. Go straight ahead at the next roundabout onto Shore Road. Fado Fado Cottage is the first property in the on the right hand side.

## LOUNGE

13' 6" x 15' 8" (4.11m x 4.77m)

Good sized room. Fabulous Manx stone fireplace with 'feature' wood burning stove.

## BEDROOM 1

10' 0" x 10' 8" (3.05m x 3.25m)

Large double bedroom. Front aspect.

## KITCHEN

9' 9" x 6' 10" (2.97m x 2.08m)

Recently fitted with good range of modern grey wall and base units with contrasting worktops. Gas central heating boiler.

## UTILITY ROOM

8' 1" x 4' 11" (2.46m x 1.50m)

Washing machine and dryer.

## SUN ROOM

10' 6" x 9' 3" (3.20m x 2.82m)

Lovely light and airy room with French doors leading to private outside courtyard.

## BATHROOM

9' 1" x 6' 3" (2.77m x 1.90m)

Recently fitted suite comprising bath with shower over, wash hand basin in unit. w.c. and chrome ladder style heated towel rail.

## BEDROOM 2

9' 5" x 6' 3" (2.87m x 1.90m)

Single bedroom.

## OUTSIDE

Private walled courtyard. Access gate to Bowling Green Road.

## SERVICES

Mains water, drainage and electricity. Gas central heating. PVC double glazing. Re-wired approx 2 years ago.

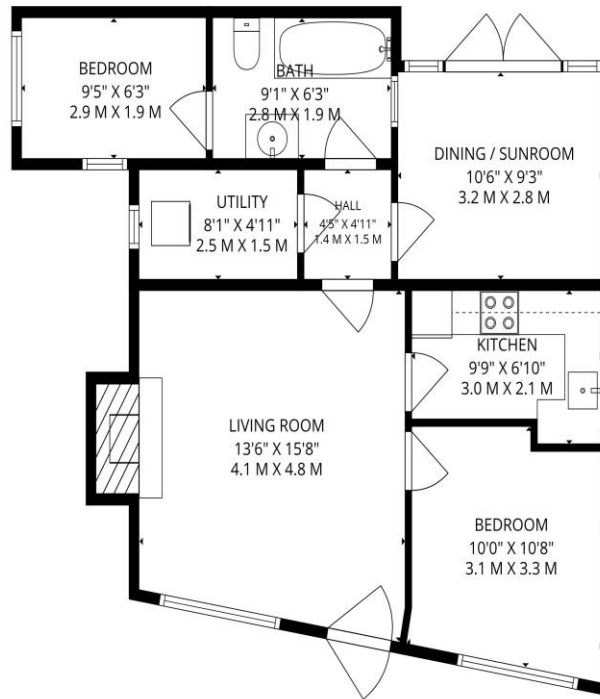
## POSSESSION

Freehold. Vacant possession on completion. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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: 628 sq. Ft, 58 m2**

Ground Floor: 628 sq. Ft, 58 m2

Excluded Areas: Utility: 40 sq. Ft, 4 M2, Fireplace: 13 sq. Ft, 1 M2, Walls: 56 sq. Ft, 5 m2

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



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**Since 1854**



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