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Greenmount, 15 Ballagale Avenue, Port Erin, IM9 6QN
Asking Price £669,000

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Immaculately presented, detached dormer bungalow on a large corner plot, located on a popular small development conveniently placed for all local amenities. With fabulous views over the golf course and towards the hills. The light and airy accommodation comprises a large entrance hallway, generous lounge, cloakroom, 3 double bedrooms, en-suite shower room, bathroom, impressive open plan dining kitchen/family room, utility room and office. Outside is a detached double garage and beautifully landscaped private garden. Viewing is highly recommended to appreciate this lovely home!



LOCATION

Travelling out of Port Erin along Station Road turn left onto Ballafesson Road, proceed along and bear left at the junction with Ballachurry Road. Continue straight onto Honna Road and take the 4th right into Ballagale Avenue.

ENTRANCE HALLWAY

A generous and inviting entrance hallway features a beautifully crafted staircase leading to the first floor, complete with glass panels and an oak handrail. Storage space above. Wood laminate flooring.

LOUNGE

15' 7" x 15' 0" (4.75m x 4.57m)

A generously proportioned room with sliding patio doors that lead on to the front patio, which features an attractive glass balustrade. Feature stone fire surround with electric fire inset.

CLOAKROOM

Modern suite comprising square wash hand basin and w.c. in a contemporary grey gloss vanity unit, chrome ladder style heated towel rail, half tiled walls. Wood laminate flooring, downlighters.

BEDROOM 1

11' 11" x 11' 6" (3.63m x 3.50m)

Built-in wardrobes with sliding mirrored doors.

EN-SUITE SHOWER ROOM

Modern white suite including shower cubicle, wash hand basin in vanity unit, w.c., chrome ladder style heated towel rail, fully tiled walls, Xpelair, downlighters.

OPEN PLAN

DINING/KITCHEN/FAMILY ROOM:

DINING KITCHEN

28' 4" x 10' 11" (8.63m x 3.32m)

Fabulous, spacious modern kitchen fitted with an excellent range of wall and base units with complementary wooden worktops, incorporating black composite sink unit, built-in 1 1/2 electric oven, 1 single oven and microwave, pull out larder, pan drawers, downlighters, integrated fridge/freezer, integrated dishwasher, induction hob with ceiling mounted, stainless steel and glass extractor unit. Wood laminate flooring throughout. Pretty views over the garden. Opening to:

FAMILY ROOM

10' 10" x 9' 4" (3.30m x 2.84m)

Front aspect. Wood laminate flooring. Downlighters.

UTILITY ROOM

9' 4" x 7' 11" (2.84m x 2.41m)

Worktops incorporating stainless steel sink unit. Plumbing for washing machine, space for tumble dryer, built in cupboard, laminate flooring. Door to outside.

OFFICE

7' 10" x 10' 0" (2.39m x 3.05m)

Wood laminate flooring. Downlighters. (Currently used as a guest bedroom).

FIRST FLOOR

LANDING

Light and airy.

BEDROOM 2

15' 8" x 11' 9" (4.77m x 3.58m)

Spacious double bedroom. Wall of built-in wardrobes.

BATHROOM

Quality modern suite comprising panelled bath with shower attachment, separate shower cubicle, large square wash hand basin in fitted unit with storage below, w.c., laminate flooring, PVC ceiling panels, fully tiled walls, downlighters, designer vertical radiator, Xpelair.

BEDROOM 3

11' 7" x 11' 5" (3.53m x 3.48m)

OUTSIDE

Extra large double corner plot mainly laid to lawn with pond, well stocked borders and fully fenced all round. Front contemporary style patio area leading from lounge with glass ballustrading. Large block paved driveway, parking for several cars.

BOILER ROOM

Housing new Worcester oil central heating boiler and Mega-flow system.

DETACHED DOUBLE GARAGE

Recently built with electric up and over door. Light and power.

SERVICES

Mains water, drainage and electricity. New roof and roof insulation April 2026. Oil central heating boiler installed June 2025. uPVC double glazing. Hardwood doors throughout.

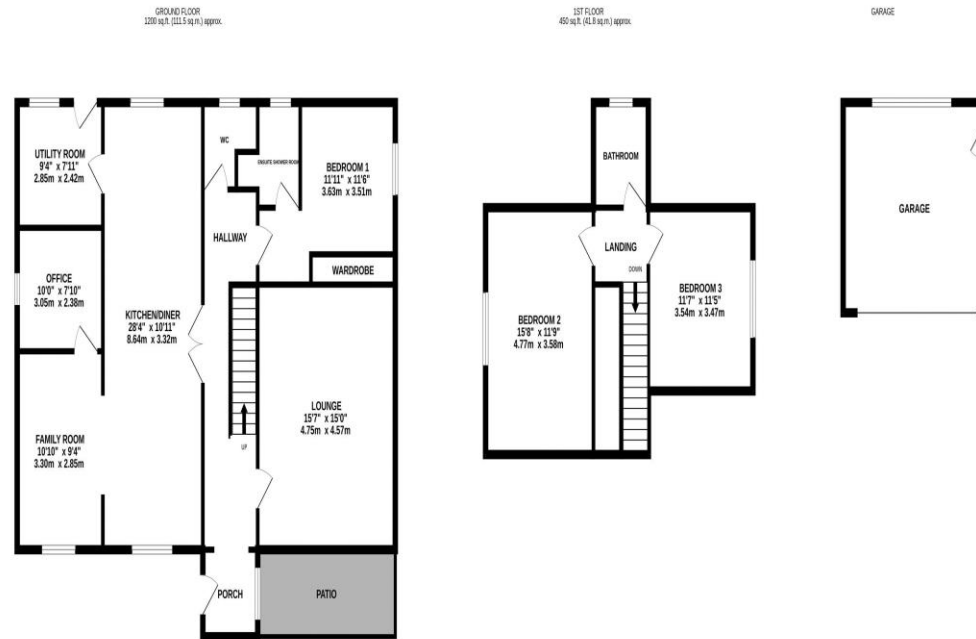
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TOTAL FLOOR AREA: 1650sq.ft. (153.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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