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17 Creggan Mooar, Port St Mary, IM9 5BB  
**Asking Price £335,000**

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A 3 bedroom semi-detached house located in a small cul de sac in Port St Mary, just a short walk from the beach and local amenities. The accommodation is comprised of a lounge with dining area, kitchen, 3 bedrooms and a bathroom. The property also benefits from having a tandem integral garage, as well as both front and rear gardens.



## LOCATION

Travelling out of Port Erin turn right at the Four Roads roundabout and proceed to Port St Mary. Take the second left turning, opposite the Primary School, and left again into Creggan Mooar. Number 17 is the first house on your right.

## HALL

Staircase leading to first floor.

## LOUNGE

14' 3" x 11' 5" (4.34m x 3.48m)

Electric fire. Opening to:

## DINING AREA

8' 10" x 6' 7" (2.69m x 2.01m)

## KITCHEN

8' 6" x 7' 9" (2.59m x 2.36m)

Fitted with a range of cream gloss fronted wall and base units with contrasting worktops incorporating a stainless steel sink unit. Understairs store. Door to:

## INTEGRAL GARAGE (TANDEM)

21' 10" x 9' 2" (6.65m x 2.79m)

Up and over door. Access door to rear garden. Worcester oil central heating boiler (approximately 3 years old).

## FIRST FLOOR

## LANDING

Loft access.

## SHOWER ROOM

Corner shower, w.c., wash hand basin in vanity unit.

## BEDROOM 1

16' 7" x 9' 2" (5.05m x 2.79m)

Bright, airy room. Loft access. Opening to:

## DRESSING AREA

9' 2" x 5' 3" (2.79m x 1.60m)

## BEDROOM 2

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

Built-in wardrobe, cupboard and shelving. 2 x Velux windows.

## BEDROOM 3

11' 4" x 8' 1" (3.45m x 2.46m)

## OUTSIDE

Open plan lawned front and side gardens. Enclosed rear garden. Driveway to the front. New oil tank.

## SERVICES

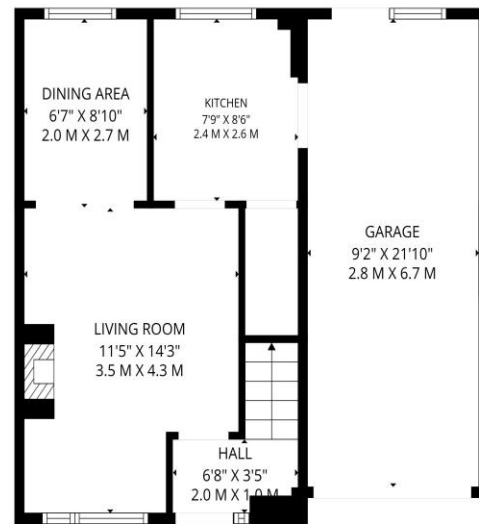
Mains water, drainage and electricity. Oil central heating. PVC double glazing.

## POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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







1ST FLOOR



2ND FLOOR

**TOTAL: 865 sq. ft, 80 m2**

1st floor: 337 sq. ft, 31 m2, 2nd floor: 528 sq. ft, 49 m2

EXCLUDED AREAS: GARAGE: 200 sq. ft, 19 m2, LOW CEILING: 7 sq. ft, 0 m2, WALLS: 109 sq. ft, 10 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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