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Sunnymead, Ballafesson Road, Port Erin, IM9 6TU

Asking Price £345,000

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Detached true bungalow in a peaceful location on the outskirts of Port Erin, with fabulous views to the rear. Accommodation comprises lounge, kitchen, conservatory, 2 bedrooms, shower room, separate w.c. and integral garage. Outside is a private lawned rear garden with patio area. Walled garden and driveway to the front. Would benefit from some modernisation. No onward chain.

LOCATION

Travelling out of Port Erin along Station Road, take the first left onto Ballafesson Road. Continue ahead for about a 1 mile and Sunnymead can be found on the left hand side.

PORCH

10' 6'' x 2' 5'' (3.20m x 0.74m)

ENTRANCE HALLWAY

13' 6'' x 9' 5'' (4.11m x 2.87m)

LIVING ROOM

14' 5'' x 12' 8'' (4.39m x 3.86m)

Front aspect. Large bay window.

BEDROOM 1

14' 10'' x 12' 8'' (4.52m x 3.86m)

Front aspect. Bay window.

KITCHEN

14' 3'' x 11' 2'' (4.34m x 3.40m)

Fitted with a range of wall and base units, integrated oven and hob with cooker hood, stainless steel sink unit. Plumbing for washing machine, space for fridge/freezer.

INTEGRAL GARAGE

16' 7'' x 11' 9'' (5.05m x 3.58m)

Single garage. Electric up and over door.

BEDROOM 2/DINING ROOM

10' 5'' x 10' 6'' (3.17m x 3.20m)

Sliding doors to:

SUN ROOM

9' 0'' x 8' 9'' (2.74m x 2.66m)

French doors leading to rear garden. Fabulous views over open countryside.

SHOWER ROOM

6' 1'' x 7' 4'' (1.85m x 2.23m)

Shower, wash hand basin in vanity unit, chrome ladder style heated towel rail.

SEPARATE W.C.

6' 9'' x 2' 11'' (2.06m x 0.89m)

W.C.

OUTSIDE

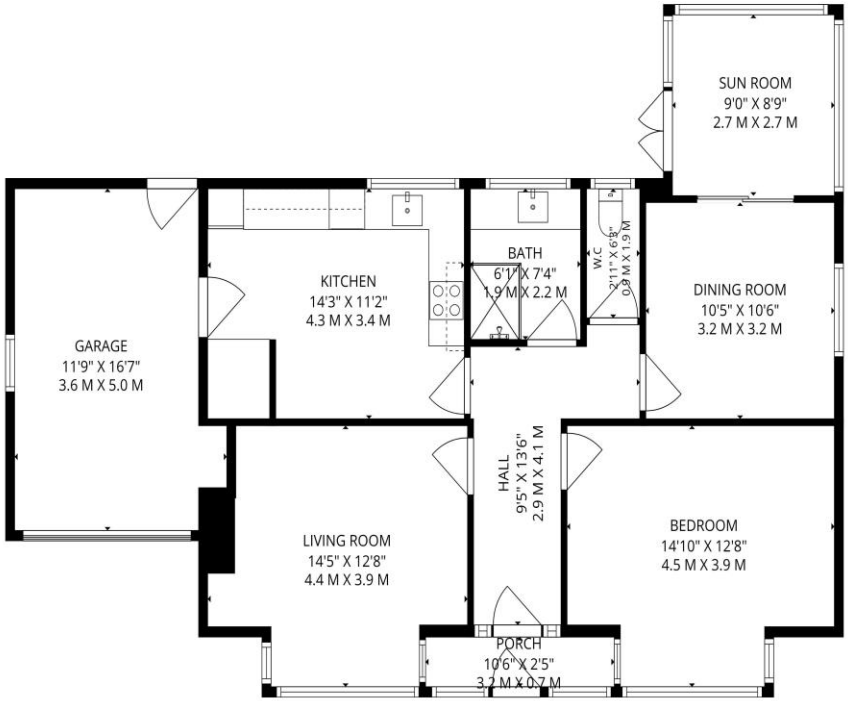
Lawned rear garden with patio area and shed. Fabulous open views over the fields. To the front is a walled garden with lawn and shrubs, path and driveway. Side access.

SERVICES

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

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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: 854 sq. Ft, 79 m2
1st Floor: 854 sq. Ft, 79 m2
Excluded Areas: Porch: 25 sq. Ft, 2 M2, Garage: 174 sq. Ft, 16 M2, Walls: 96 sq. Ft, 10 m2

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

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RICS

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.