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Muirfield, Bradda West Road, Port Erin, IM9 6PL
Asking Price £695,000

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Beautifully presented, spacious semi-detached house with stunning views over Port Erin Bay and beyond. The property has been completely refurbished to an exceptional standard and offers a lounge, kitchen, family room, utility, wet room, and storage room on the ground floor. The first and second floors comprise three en-suite bedrooms, a fourth bedroom currently used as a study, and a family bathroom. Outside, the property benefits from a large front patio and garden, together with a rear parking area providing off-road parking for two cars.



LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade and proceed up the hill, and past the entrance to Bradda Glen. Take the next left into Bradda West Road and Muirfield is along on the right hand side.

PORCH

Original tiled flooring.

HALLWAY

Stairs up to first floor. Two storage cupboards. Karndean flooring.

LOUNGE

16' 10" x 12' 10" (5.13m x 3.91m)

11Kw multi fuel stove. Bay window, fabulous views over Port Erin Bay. Karndean flooring. Opening to:

KITCHEN

12' 8" x 12' 3" (3.86m x 3.73m)

Superb range of modern cream wall and base units with contrasting worktops, island unit, integrated appliances, Karndean flooring. Sliding door to:

FAMILY ROOM/DINING ROOM

22' 6" x 13' 10" (6.85m x 4.21m)

Spacious light room, large sky light, bi-fold doors. Karndean flooring.

UTILITY ROOM

10' 1" x 8' 11" (3.07m x 2.72m)

Washing machine and condenser dryer. Belfast sink. Wall cupboards.

WET ROOM

Large walk-in shower with screen, w.c., wash hand basin in vanity unit.

STORAGE ROOM

22' 5" x 11' 0" (6.83m x 3.35m)

Large range of shelving.

FIRST FLOOR

HALF LANDING

BEDROOM 4/STUDY 1

11' 1" x 9' 4" (3.38m x 2.84m)

Rear aspect. Book shelving over and either side of bed.

FAMILY BATHROOM

Whirlpool bath, shower cubicle, w.c., wash hand basin and fitted cupboards.

LANDING

Bright & airy space with lovely front aspect coastal views.

MASTER BEDROOM

16' 9" x 12' 2" (5.10m x 3.71m)

Bay window, stunning views over Port Erin beach, Port Erin bay and along the coastline to the Calf of Man. Fitted furniture.

EN-SUITE BATHROOM

Luxury suite comprising freestanding bath, large walk-in shower cubicle, w.c., double wash hand basins in vanity unit.

SECOND FLOOR

HALF LANDING

Access to partially boarded rear loft.

BEDROOM 3

11' 7" x 10' 8" (3.53m x 3.25m)

Rear aspect.

EN-SUITE SHOWER ROOM

Luxury suite comprising walk-in shower, w.c., wash hand basin in vanity unit.

LANDING/STUDY 2

Fabulous front aspect views. Access to partially boarded front loft. Cupboard housing Mega-flow tank. Fitted cupboards. Study desk.

BEDROOM 2

17' 6" x 12' 3" (5.33m x 3.73m)

Fitted wardrobes. Bay window. Fantastic views over Port Erin bay and headland, and along the coastline to the Calf of Man.

EN-SUITE BATHROOM

Luxury suite comprising bath, shower cubicle, w.c., double wash hand basins in vanity unit.

OUTSIDE

Landscaped terraced front garden with lawn and flower beds, large paved patio with glass balustrade making the most of the amazing views. Gas storage cupboard. 2 Air Source Heat Pumps. Rear parking area providing off-road parking for 2 cars.

SERVICES

Mains water, drainage and electricity. 2 x air source heat pumps. Megaflo system. uPVC windows. The property has been completely refurbished to a very high standard.

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,

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Total: 2318 sq. Ft, 215 m2

Ground Floor: 873 sq. Ft, 81 M2, Half Landing: 272 sq. Ft, 25 M2, 1st Floor: 471 sq. Ft, 44 M2, 2nd Floor: 702 sq. Ft, 65 m2
 Excluded Areas: Porch: 19 sq. Ft, 2 M2, Utility: 95 sq. Ft, 9 M2, Storage: 202 sq. Ft, 19 M2,
 Walls: 195 sq. Ft, 17 m2



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

Since 1854



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