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Bradda Cottage, Tower Road, Port Erin, IM9 6PP
Asking Price £465,000

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Immaculate detached double fronted Manx stone cottage in superb location overlooking Port Erin Bay with spectacular and panoramic views. A short drive to all to all shops, cafes, bars, restaurants, beach and golf course. Beautiful attention to detail has been created to retain the true character of this property. Accommodation to include generous lounge, stunning galley kitchen, utility area, dining room, 3 bedrooms and bathroom. Side patio garden with multiple storage sheds to side and rear. 1 allocated parking space close-by.



LOCATION

Travelling out of Port Erin along The Promenade, proceed up towards Bradda, and continue along onto Bradda Road. Bear right at the top of the road and take the first sharp left onto Tower Road. Proceed along, bear right at the fork in the road and Bradda Cottage can be located on the right hand side.

FRONT PORCH

Glazed door to hall.

HALL

Stairs leading to first floor.

LOUNGE

14' 6" x 14' 3" (4.418m x 4.336m)

Beautifully presented room with triple aspect windows with stunning views over Port Erin Bay. Fireplace with multiburner, wooden flooring. Beamed ceiling.

INNER HALL

Understairs cupboard. Door to:

KITCHEN

17' 4" x 6' 0" (5.294m x 1.826m)

Excellent galley style kitchen with striking and individual range of grey wall and base units with complementing worktops incorporating square white ceramic sink unit, electric oven, ceramic

hob, white chimney style cooker hood, integrated fridge freezer, tall larder cupboard, attractive tiled splashbacks, tiled flooring, spotlights. Door to:

UTILITY ROOM

7' 10" x 6' 4" (2.378m x 1.920m)

Worktop, plumbed for washing machine, space for tumble dryer. Tiled flooring. Door to outside.

DINING ROOM

16' 1" x 12' 10" (4.911m x 3.912m)

Fabulous sea views. Wooden flooring, fireplace with multi burner. Beamed ceiling. Bay window with panelled surround.

LANDING

Velux window. Built in cupboard.

BEDROOM 1

17' 7" x 14' 2" (5.352m x 4.316m)

Dual aspect windows to the front with superb sea views. Wooden flooring. Dual aspect windows to the side with excellent views over Rowany Golf Course.

BEDROOM 2

12' 9" x 13' 5" (3.882m x 4.088m)

Wonderful sea views. Wooden flooring. Front and side aspect.

BEDROOM 3

13' 1" x 10' 1" (3.9896m x 3.079m)

Rear aspect. Wooden flooring.

BATHROOM

9' 2" x 7' 5" (2.803m x 2.270m)

Built in cupboards (housing gas boiler). White suite comprising panelled bath with shower attachment, square wash hand basin in vanity unit with storage, w.c., laminate flooring, glazed window.

OUTSIDE

Passageway to side and gate. Side patio garden. 2 stone stores, outside w.c. 1 allocated parking space located in parking bay close-by.

SERVICES

Mains water, drainage and electricity. Gas central heating. Solid wooden flooring throughout. Recently re-wired and re-plumbed. Wooden treated windows.

POSSESSION

Vacant possession on completion of purchase. Freehold. 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





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