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Reayrt Marrey, Garth Avenue, Surby, Port Erin IM9 6QU  
**Asking price £385,000**

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Detached dormer bungalow, situated on a generous corner plot, requiring full modernisation. Superb elevated position enjoying fabulous panoramic views towards the sea. Accommodation comprises hallway, lounge, kitchen, dining room/bedroom 3, utility, hobbies room and bathroom on the ground floor, upstairs there are 2 double bedrooms and a dressing room. Outside is a double driveway and wrap-around gardens. No onward chain.



## LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and proceed to the junction. Bear left towards Surby and continue past the Chapel. Take the second turn on the right hand side into Mill Road and turn first right into Garth Avenue. Travel ahead and the property is along towards the top of the road on the left hand side.

## ENTRANCE PORCH

## HALLWAY

Staircase up. Understairs storage cupboard.

## LOUNGE

22' 0" x 12' 7" (6.70m x 3.83m)

Fabulous views.

## BEDROOM 3

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

## BATHROOM

Bath with shower over, wash hand basin in unit and w.c. Tiled walls and flooring.

## DINING ROOM

11' 7" x 10' 0" (3.53m x 3.05m)

## KITCHEN

21' 7" x 8' 8" (6.57m x 2.64m)

Fitted base units. Oil fired central heating boiler.

## REAR PORCH

## HOBBIES ROOM

13' 0" x 8' 2" (3.96m x 2.49m)

## FIRST FLOOR

## LANDING

Storage cupboard.

## BEDROOM 2

12' 7" x 12' 0" (3.83m x 3.65m)

Built-in wardrobe. Lovely views.

## BEDROOM 1

14' 5" x 11' 5" (4.39m x 3.48m)

Loft. access. Undereaves storage. Picturesque views towards sea and distant hills.

## DRESSING ROOM

12' 1" x 8' 2" (3.68m x 2.49m)

## OUTSIDE

Generous corner plot with wrap-around gardens mainly laid to lawn. Large double driveway. Store housing oil tank.

## SERVICES

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

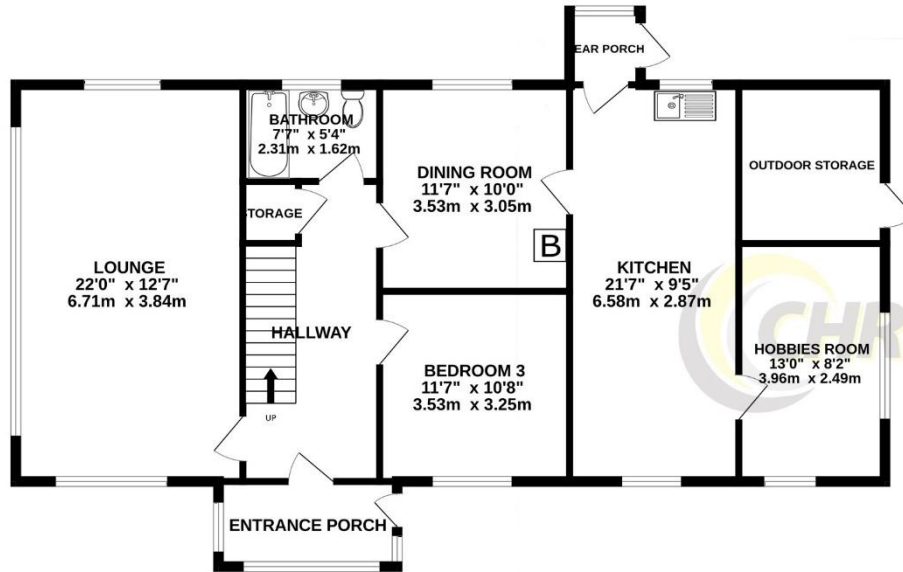
## POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.

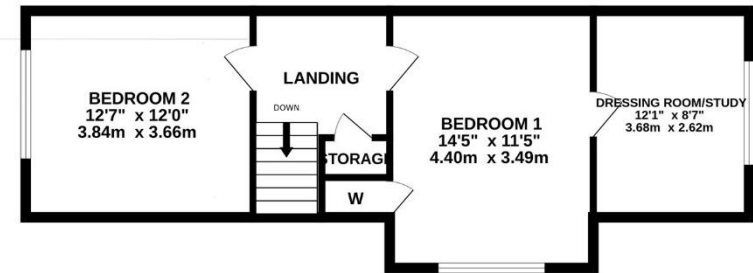




GROUND FLOOR  
1155 sq.ft. (107.3 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1651sq.ft. (153.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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