



[www.chrystals.co.im](http://www.chrystals.co.im)

37 Droghadfayle Road, Port Erin, IM9 6EN  
**Asking Price £525,000**

37 Droghadfaile Road, Port Erin, IM9 6EN

Asking Price £525,000

Spacious detached house convenient for all the local amenities. Comprising lounge/dining room, study/dining, breakfast kitchen, utility, bedroom and cloakroom on the ground floor with 3 bedrooms, bathroom and ensuite on the first floor. Outside is a large lawned garden with raised beds, shed, greenhouse and attached garage.



## LOCATION

Travelling out of Port Erin along Station Road, turn right into Droghadfaule Road and proceed straight ahead, over the steam railway lines. Travel along and number 37 is towards the top of the road on the left hand side.

## PORCH

Tiled floor. Door to:

## ENTRANCE HALLWAY

Generous light and airy welcoming hallway. Staircase leading to first floor. Built-in cupboard. Hanging area.

## LOUNGE/DINING

29' 0" x 13' 1" (8.83m x 3.98m)

Good sized room. Brick fireplace with working open fire. Sliding patio doors to outside.

## STUDY/OFFICE

9' 7" x 9' 7" (2.92m x 2.92m)

## CLOAKROOM

6' 11" x 2' 10" (2.1m x 0.86m)

W.C., wash hand basin.

## DINING ROOM/BEDROOM 4

12' 3" x 9' 9" (3.73m x 2.97m)

Front bow window.

## BREAKFAST KITCHEN

14' 7" x 9' 6" (4.44m x 2.89m)

Good range of white fronted wall and base units with contrasting worktops incorporating double oven, stainless steel sink unit, ceramic hob. Sliding door to:

## UTILITY ROOM

9' 4" x 6' 1" (2.84m x 1.85m)

Wall and base units, Belfast sink, plumbing for washing machine, space for dryer. Door to outside.

## FIRST FLOOR

## LANDING

Loft access.

## BEDROOM 1

13' 8" x 11' 8" (4.16m x 3.55m)

Front aspect. Built-in wardrobes.

## EN-SUITE BATHROOM

9' 11" x 5' 5" (3.02m x 1.65m)

Suite comprising panelled bath with shower attachment, wash hand basin in unit, w.c., tiled walls, chrome ladder style heated towel rail.

## BEDROOM 2

13' 2" x 12' 5" (4.01m x 3.78m)

Dual aspect windows with pleasant views towards Bradda Head. Hanging rail and shelving.

## BEDROOM 3

13' 2" x 11' 5" (4.01m x 3.48m)

Built-in wardrobe.

## BATHROOM

10' 4" x 5' 5" (3.15m x 1.65m)

Suite comprising panelled bath with shower over, w.c., wash hand basin, chrome ladder style heated towel rail. Airing cupboard.

## OUTSIDE

Extra large plot with fabulous private rear garden, mainly laid to lawn with mature shrubs and trees. Vegetable beds, greenhouse and shed. Driveway to front.

## DOUBLE GARAGE

16' 0" x 16' 0" (4.87m x 4.87m)

Automated sectional door. Power & Lighting. Oil central heating boiler. Side access door.

## SERVICES

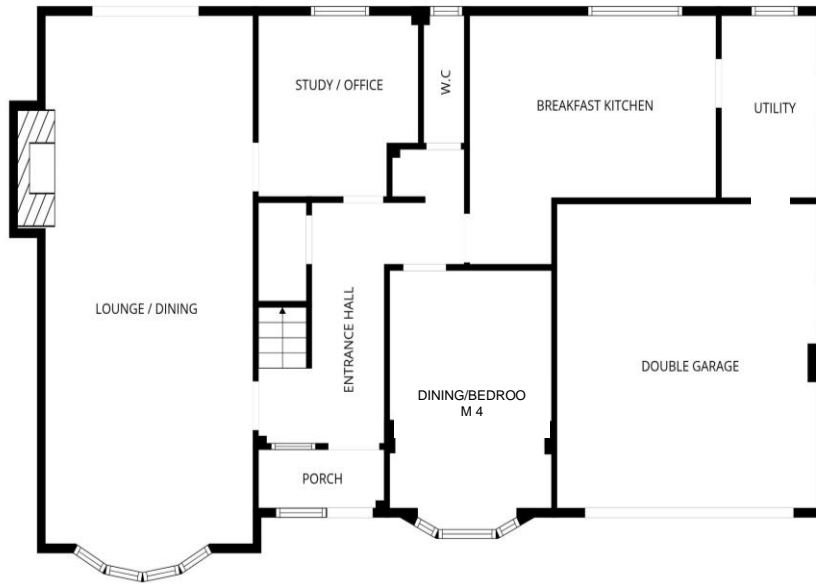
Mains water, drainage and electricity. Oil central heating. uPVC double glazing.

## POSSESSION

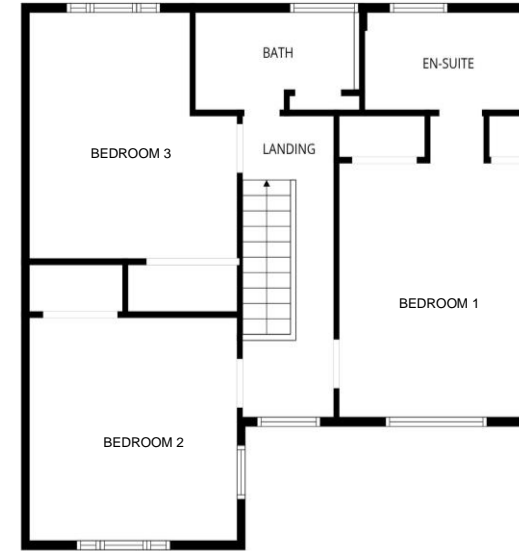
Freehold. Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct 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



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

Since 1854



**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: 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.