



Elstan Ballagale Avenue, Port Erin, Isle of Man, IM9 6QL
Asking Price £399,950



- **Detached Two Bedroom Bungalow**
- **Detached Garage and Private Driveway**
- **In Need of Modernisation – Excellent Potential**
- **Quiet Cul-de-Sac in a Desirable Port Erin Location**
- **Generous Garden with Scope to Landscape or Extend (Subject to Planning)**
- **Short Distance to the Village, Beach and Coastal Walks**



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Located in the highly desirable coastal village of Port Erin, Elstan, Ballagale Close presents an exciting opportunity to acquire a detached bungalow with enormous potential. Situated in a quiet and well-established residential cul-de-sac, the property occupies a generous plot with a lovely sized garden and offers excellent scope for modernisation and personalisation.

The bungalow currently offers well-proportioned accommodation comprising a bright and spacious living room, a fitted kitchen, two comfortable bedrooms and a family bathroom. While the property would benefit from updating throughout, it provides the perfect blank canvas for purchasers looking to create a beautiful home tailored to their own tastes and requirements.

Externally, the property enjoys a particularly attractive plot with a generous garden providing ample outdoor space for landscaping, entertaining or future extension, subject to the necessary planning consents. The detached garage and driveway provide convenient off-road parking and additional storage.

Ballagale Close is a highly sought-after location within Port Erin, known for its peaceful setting while remaining within easy reach of the village's many amenities including shops, cafés, schools, and the picturesque sandy beach. Coastal walks and stunning countryside scenery are also right on the doorstep, making this an ideal setting for those seeking a relaxed coastal lifestyle.

With strong fundamentals including a detached structure, garage, generous garden and excellent location, Elstan represents a rare opportunity for buyers looking to modernise and add value in one of the Island's most desirable villages.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.





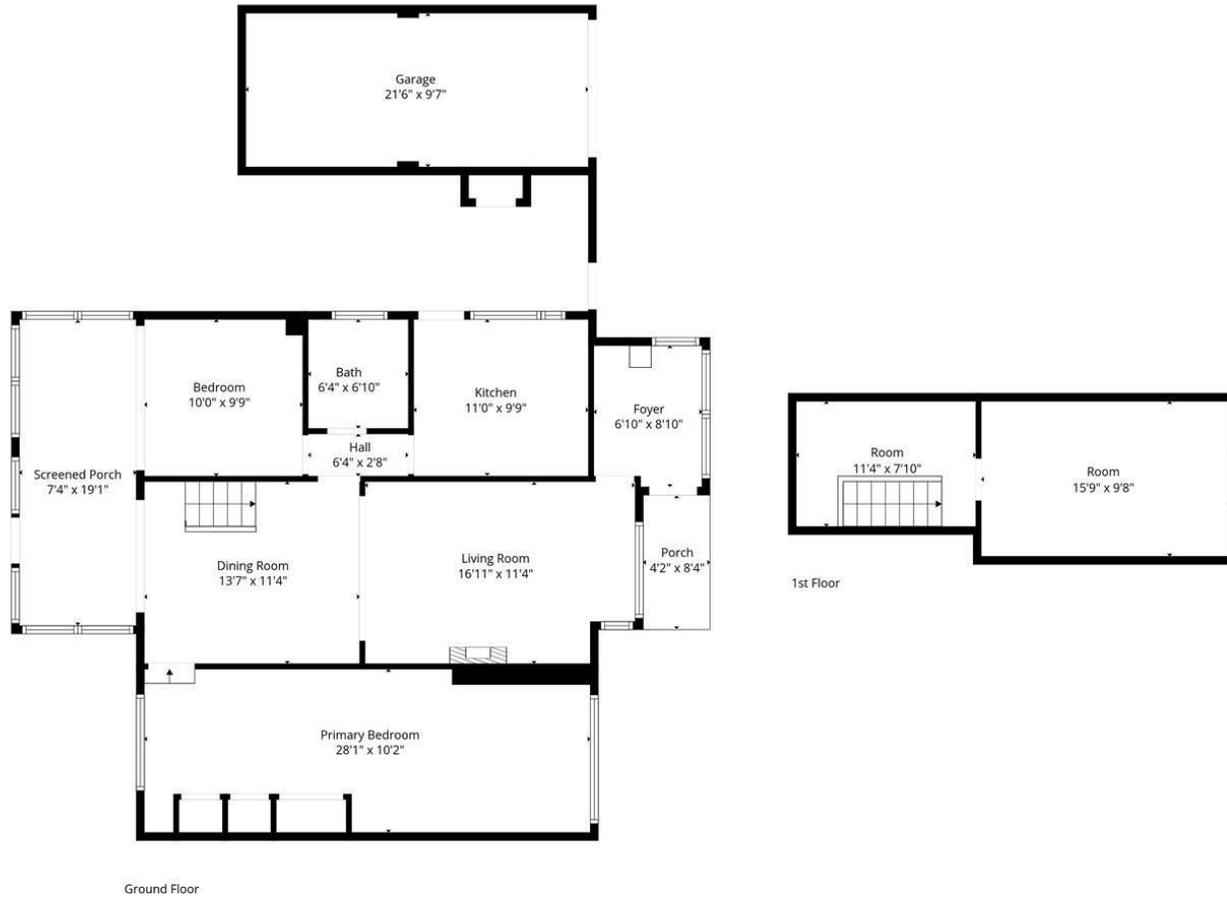












TOTAL: 1145 sq. ft

Ground floor: 983 sq. ft, 1st floor: 162 sq. ft

EXCLUDED AREAS: SCREENED PORCH: 141 sq. ft, PORCH: 35 sq. ft, GARAGE: 207 sq. ft,
LOW CEILING: 87 sq. ft, WALLS: 158 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly-Reliable But Not Guaranteed.



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