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7 Magher Donnag, Ponyfields, Port Erin, IM9 6BY
Asking Price £289,000

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This semi-detached property offers excellent potential for buyers looking to modernise and create a home to their own taste. The accommodation comprises a lounge, dining room, kitchen, bathroom and three bedrooms. Externally, the property benefits from a detached garage, driveway to the front and enclosed rear garden with views over open fields to the hills beyond.



LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and proceed ahead. Turn 3rd right into the Ponyfields development and turn immediately left into Magher Donnag. Go straight ahead and number 7 is the first house on the left just as the road bears right.

ENTRANCE HALLWAY

Stairs up to first floor.

LOUNGE

14' 6" x 12' 2" (4.42m x 3.71m)

Front aspect. Good sized room, French doors leading through to dining room.

DINING ROOM

9' 10" x 9' 5" (2.99m x 2.87m)

Rear aspect. Door leading to rear garden, door through to kitchen.

KITCHEN

9' 5" x 7' 8" (2.87m x 2.34m)

Fitted wall and base units, electric cooker, cooker hood, stainless steel sink unit. Breakfast bar. Gas central heating boiler.

FIRST FLOOR

LANDING

BEDROOM 1

11' 0" x 10' 11" (3.35m x 3.32m)

Front aspect. Double bedroom.

BEDROOM 2

11' 0" x 10' 9" (3.35m x 3.27m)

Rear aspect. Double bedroom. Lovely views over open fields to the hills.

BATHROOM

6' 5" x 6' 0" (1.95m x 1.83m)

Panelled bath with shower over. Wash hand basin, w.c.

BEDROOM 3

7' 8" x 7' 1" (2.34m x 2.16m)

Front aspect. Single bedroom.

OUTSIDE

Enclosed rear garden mainly laid to lawn open aspect to fields and hills. Driveway and parking at front of property.

SINGLE GARAGE

18' 6" x 10' 4" (5.63m x 3.15m)

Up and over door. Shelving. Electricity.

SERVICES

Mains water, drainage and electricity. Gas central heating.

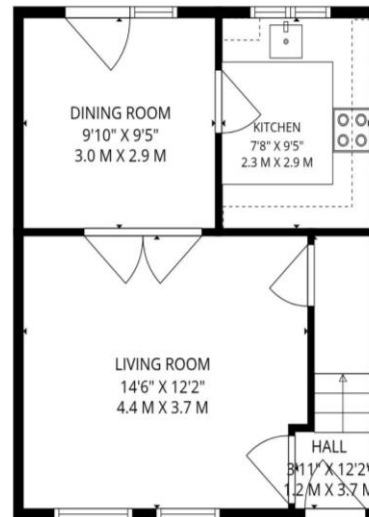
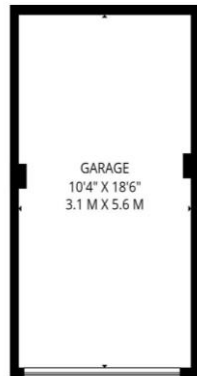
POSSESSION

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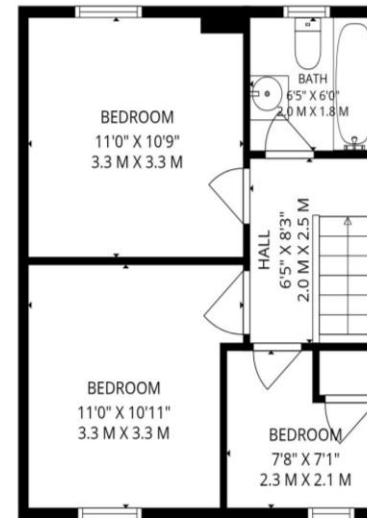
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1ST FLOOR



2ND FLOOR

Total: 780 sq. Ft, 72 m2
 1st Floor: 390 sq. Ft, 36 M2, 2nd Floor: 390 sq. Ft, 36 m2
 Excluded Areas: Garage: 191 sq. Ft, 18 M2, Walls: 95 sq. Ft, 8 m2

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

Since 1854



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