



www.chrystals.co.im

50 Magher Chirrym, Ponyfields, Port Erin, IM9 6DB

Asking price £289,950

50 Magher Chirrym, Ponyfields, Port Erin, IM9 6DB

Asking price £289,950

Immaculate end-terrace house situated on a popular development, just a short level walk away from the beach, shops and all the amenities of Port Erin. The superbly presented accommodation comprises lounge, dining kitchen, 2 bedrooms and bathroom. Outside is a south facing rear garden and large detached garden room. Driveway to front.



LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and proceed straight ahead. Turn into the Ponyfields development along on the right hand side. Proceed ahead and bear second right into Magher Chirrym where number 50 is straight ahead.

ENTRANCE HALL

Staircase leading to first floor.

LOUNGE

12' 0" x 11' 7" (3.65m x 3.53m)

Good sized light and airy room. Large understairs cupboard.

DINING KITCHEN

8' 3" x 6' 8" (2.51m x 2.03m)

Superbly fitted with good range of wall and base units with contrasting worktops incorporating stainless steel sink unit, induction hob with stainless steel extractor hood, electric oven, plumbing for washing machine and integrated fridge/freezer. Gas boiler. French doors leading to south facing rear garden.

FIRST FLOOR

LANDING

Loft access (part boarded).

BATHROOM

Modern suite comprising P-shaped bath with shower and screen, vanity wash hand basin & w.c. tiled flooring. Natural light.

BEDROOM 1

12' 0" x 9' 1" (3.65m x 2.77m)

Large double bedroom. Airing cupboard. Built-in wardrobe. Front aspect with pleasant views towards Bradda Head and distant hills.

BEDROOM 2

10' 7" x 9' 1" (3.22m x 2.77m)

Double bedroom. Rear aspect.

OUTSIDE

Private rear south facing garden with large decked area and artificial grass. Side access. Garden store at rear. Driveway to front.

GARDEN ROOM

16' 6" x 7' 6" (5.03m x 2.28m)

Detached garden - perfect as a hobbies room or office/study. Fully insulated, downlighters, power.

SERVICES

Mains water, drainage and electricity. Gas 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.





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