

## DHOON RUSHEN, SURBY ROAD, BALLAFESSON, PORT ERIN £565,000



- Spacious Detached Dormer Bungalow in Semi Rural Location
- Close to Port Erin Village Amenities
- Good Size Lounge, Large Breakfast Kitchen
- Dining Room/Bedroom, Study/Bedroom
- Four Further Bedrooms, Hobbies Room
- Ground Floor Bathroom, Shower Room, w.c.
- uPVC Glazed, Oil Central Heating
- Integral Garage, Shed, Paved Drive with Parking for Several Vehicles

Travelling towards Four Roads along Station Road Port Erin, turn left onto Ballafesson Road. Continue along and then prior to the sharp bend turn left onto Hunna Road. Take the 2nd turning on the right into Surby Road. Dhoon Rushen will be found as the third property on the left hand side, clearly identifiable by our For Sale board.

A spacious detached dormer bungalow, situated close to Port Erin village amenities. A lovely rural setting and yet only a short drive to the airport. Plenty of off road parking. Very well presented.

## Ground Floor

### Hall

Large built in cupboard. Laminate wood floor. Door to integral garage.

### Lounge

17'6" (5m 33cm) x 11'3" (3m 42cm) approx.

Panoramic rural views. Pleasant, light room. Fireplace with mantle, slate hearth and multi fuel inset stove.



### Breakfast Kitchen

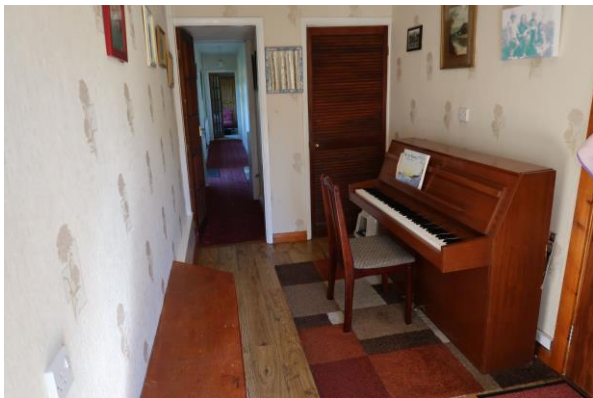
17'6" (5m 33cm) x 9'6" (2m 89cm) approx.

Modern kitchen having matching cream wall and base units, together with wood effect work surfaces incorporating a stainless steel sink unit. Integrated appliances include Belling double oven with hob, black cooker hood, fridge/freezer, dishwasher, wine rack and pull out pan drawers. Laminate wood flooring. Good size dining area with garden views.



### Inner Hall

Built in cupboard. Under stairs store. Stairs leading to first floor.



### Dining Room

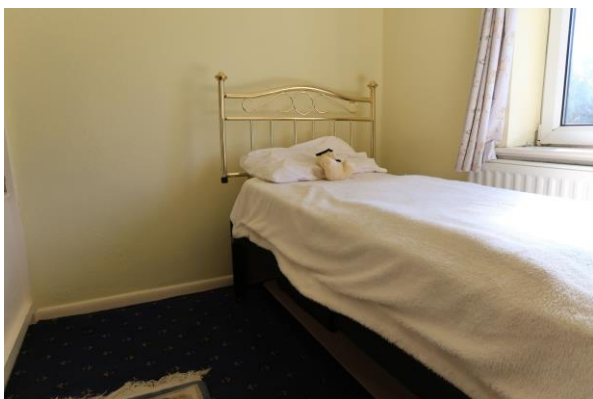
12'5" (3m 78cm) x 10'4" (3m 14cm) approx.

Lovely rural views. Laminate wood floor.



### Bedroom 5 /Study

10'5" (3m 17cm) x 9'5" (2m 87cm) approx.



## Bathroom

Partly tiled to complement the suite comprising panelled bath with shower attachment, folding shower screen, wash hand basin set in a vanity unit and w.c. Heated ladder style radiator. Mirrored wall cabinet. Ceramic tiled floor.



## Hallway

uPVC sliding doors to flagged rear patio.

## Bedroom 1

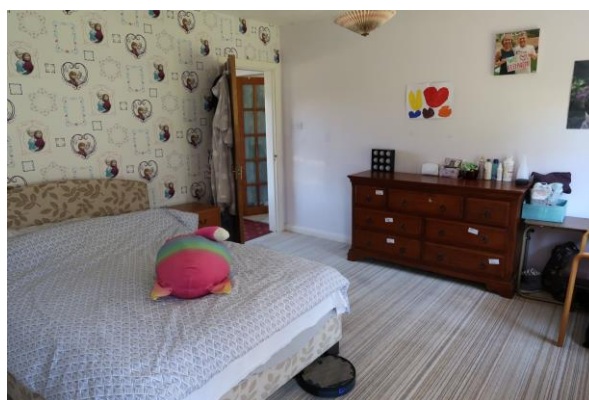
16'0" (4m 87cm) x 13'3" (4m 3cm) approx.



## Bedroom 2

15'2" x 12'3" approx

Modern round wash hand basin set in vanity unit.



## Cloakroom

Wash hand basin and w.c.

## Shower Room

Fully tiled to complement the shower cubicle with a folding screen.

## First Floor

### First Floor Landing

Study area with access to two under eaves storage areas. Two built in cupboards. Velux windows.



### Bedroom 3

12'6" (3m 81cm) x 9'4" (2m 84cm) approx.

Built in under eaves storage area with hanging rails and shelving.



### Bedroom 4

9'3" (2m 81cm) x 6'8" (2m 3cm) approx.

### Integral Garage

20'3" (6m 17cm) x 8'9" (2m 66cm) approx.

Up and over door. Plumbed for washing machine. Light and power. Worcester oil boiler serving the hot water and central heating system.

### Outside

Walled and hedged front and side garden. Mainly laid to lawn with colourful, well stocked borders and mature palm trees. Shed. Large paved driveway with parking for several vehicles.

### Rear Garden

Mainly laid to lawn. Pleasant rural views.

### Agents Notes

SERVICES Mains water, electricity and drainage installed. Oil central heating. INCLUSIONS Tba RATES Rateable value £. Approx rates payable gross £ Tba (inclusive of water rates) 2022/2023. POSSESSION FREEHOLD VACANT POSSESSION ON COMPLETION. VIEWING Strictly by appointment through the Agent, Harmony Homes. OFFERS Strictly through the Agent, Harmony Homes.

**Disclaimer**

These particulars, although believed to be correct, are for information only and do not constitute or form any contract nor should any statement contained therein be relied upon as a presentation of fact. Neither the seller, Harmony Homes, nor any employee of the firm has the authority to make any representation or warranty whatever in relation to the property and cannot accept liability for any error or errors in the particulars. It is the sole responsibility of any prospective purchaser or lessee to verify the description of the property and make his own proper enquiries, searches and inspection.

