

# Cliff View, Truggan Road, Port St Mary

Ref No DCP01158



**PRICE £299,500**

#### DOUGLAS

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DOUGLAS  
ISLE OF MAN IM1 2LF

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#### CASTLETOWN

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#### RAMSEY

LEZAYRE HOUSE  
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ISLE OF MAN IM8 1AQ  
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[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)

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- Cash Buyers Only
- An Attractive Period Double Fronted Property
- Enjoying an Elevated Position with Spectacular Panoramic Views Over Rolling Countryside
- Close to Schools, Shops and Amenities
- 2 Reception Rooms
- Kitchen
- Utility Space
- Cloakroom
- 3 Bedrooms
- Bathroom
- Front and Rear Gardens

## Cliff View, Truggan Road, Port St Mary

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From the road, steps lead up to the elevated front garden area with hedging to borders. Mainly lawn with concrete path leading to rear court yard. Additional steps lead to a large garden area which is extensively overgrown but would make a generous formal garden which is south facing.

### **DIRECTIONS TO PROPERTY:**

Travelling south out of Castletown, follow the coast road along Gansey and continue onto Beach Road into Port St Mary. At the cross roads proceed ahead and follow the road round to the right. Turn right into Truggan Road and 'Cliff View' will be found on the left hand side just after the bend.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**PORCH** Decorative tiled flooring. Inner glazed door to:-

**HALL** Turning staircase to first floor. Under-stairs storage cupboard.

**CLOAKROOM** WC. Part tiled walls.



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**LIVING ROOM** (11'6" x 13'7" approx.) Bay window with countryside views. Open grate fireplace.



**DINING ROOM** (12'3" x 13'7" approx.) Full height alcove storage cupboards. Open grate fireplace. Arch to:-



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**KITCHEN** (6'11" x 11'6" approx.)



**UTILITY** (6'11" x 11'6" approx.) Door to rear garden.



## **FIRST FLOOR**

**LANDING** Window on turn of staircase providing rear aspect view to garden.



**BEDROOM 1** (11'6" x 12'5" approx.) Twin sliding sash windows providing beautiful views over rolling countryside.



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**BEDROOM 2** (10'4" x 12'5" approx.) Also with twin sliding sash windows enjoying the beautiful countryside views.



**BEDROOM 3** (10'4" x 9'2" approx.) Feature fireplace. Rear aspect over garden. Loft access.



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**BATHROOM** (6'11" x 8'2" approx.) Roll top bath, wash hand basin and window to front aspect.



**SERVICES**

Electricity and electricity. No heating installed. Single glazing

**ASSESSMENT**

Rateable value £TBC      Approx Rates payable £TBC (incl. of water rates).

**TENURE**

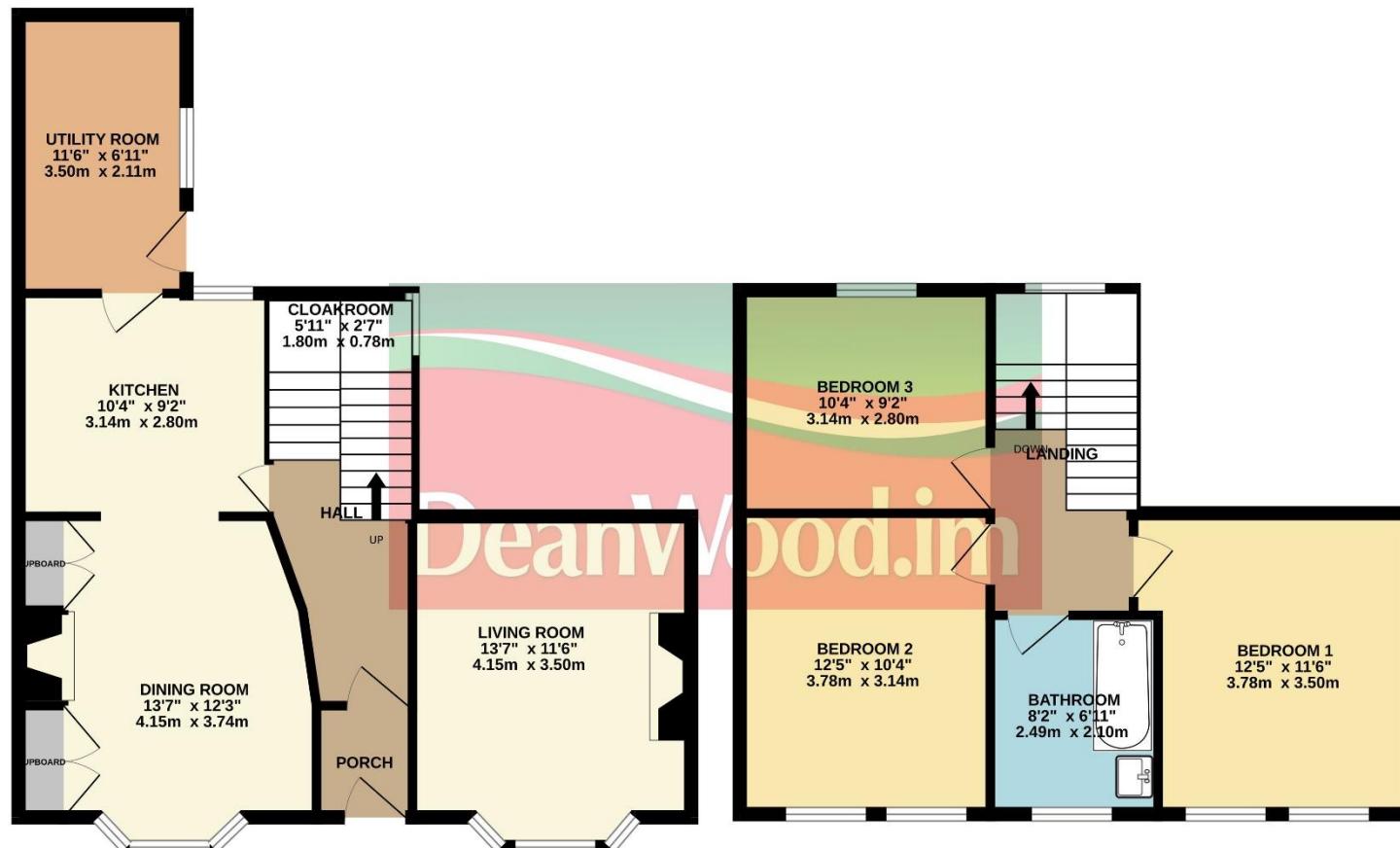
FREEHOLD

VACANT POSSESSION ON COMPLETION

**For further details and arrangements to view, please contact the Agents.**

GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.5 sq.m.) approx.

Not to scale-for identification purposes only  
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