

Cliff View, Truggan Road, Port St Mary

Ref No DCP01158



PRICE £299,500

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

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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

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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.



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

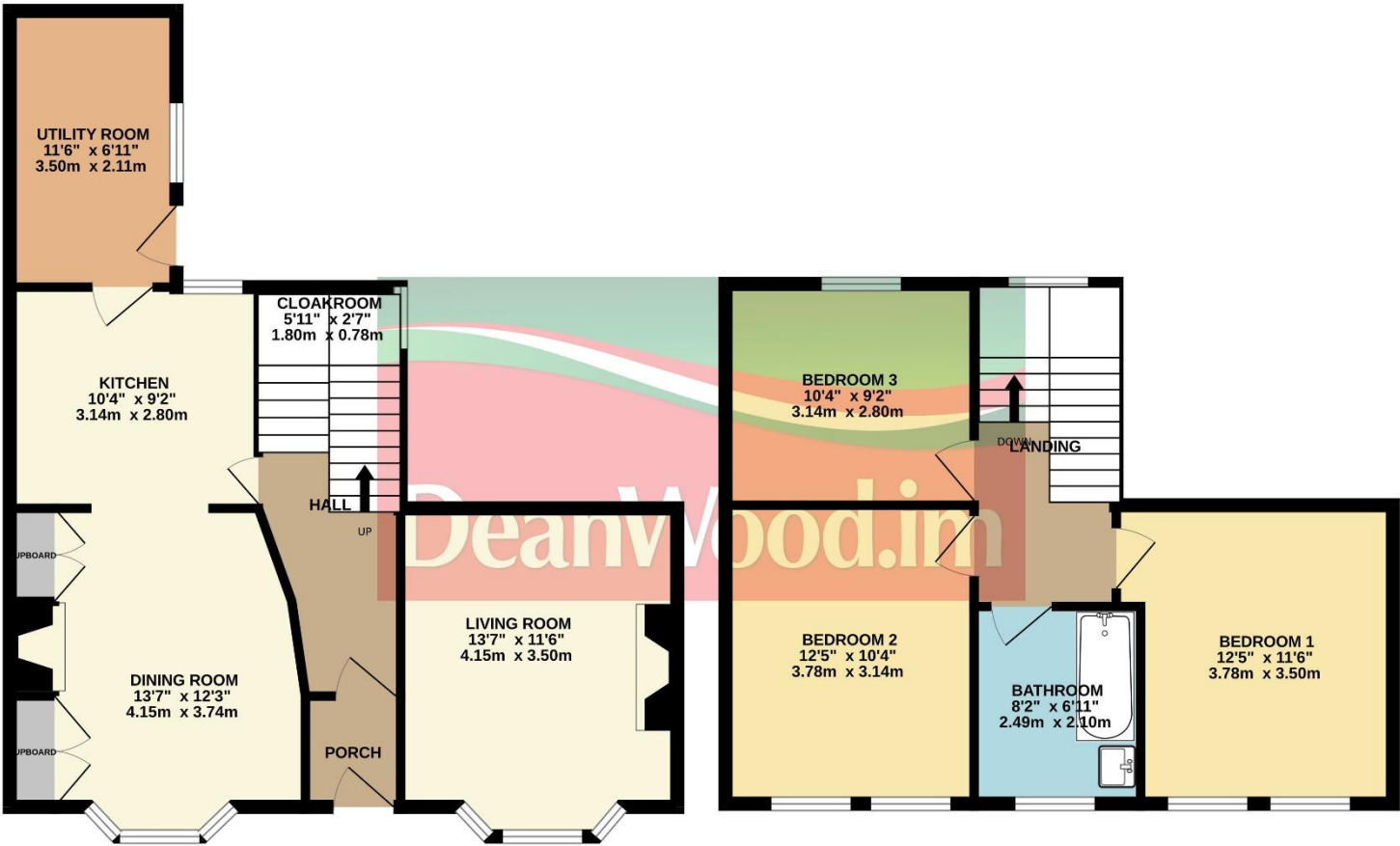
FREEHOLD

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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