

The Haven, Ballafesson Road, Port Erin

Ref No DCP01172



PRICE £329,000

DOUGLAS

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DOUGLAS
ISLE OF MAN IM1 2LF

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CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
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- Attractive Semi-Detached House in a Convenient Location
- On the Level and Walking Distance to Amenities
- Modern Open Plan Living and Kitchen Area
- Hobbies/Garden Room and Utility Room
- 3 Bedrooms
- Family Bathroom
- uPVC Double Glazing
- Front and Rear Gardens
- Off-Road Parking

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To the front of the property is a concrete driveway providing parking for at least two vehicles. Front lawn with attractive flowers and shrubs. At the rear is a paved patio area and lawn area with fencing and wall to boundary.



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The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY: Travelling from Castletown towards Gansey, proceed along the coast road and at the end of the beach turn right towards Port Erin. Continue straight on at the Four Roads roundabout and take the fourth turning on the right into Ballafesson Road. The Haven will be found on the right hand side before Bay View Road and Ponyfields.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH Decorative tiled floor. Door to:-

ENTRANCE HALL Light and airy entrance hall. Stairs to first floor. Under-stairs cupboard.



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OPEN PLAN LIVING ROOM (15'8" X 12'8" approx.) Lovely bay window. Modern media wall ideal for electric fire and flat screen TV.



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OPEN PLAN KITCHEN/DINING AREA (18'7" x 12'2" approx.) Delightful modern open plan kitchen/dining area. Gloss white wall and base units complemented by a light grey worktop. Integrated appliances include: Cooke & Lewis induction hob, Hotpoint oven/grill combination and Beko dishwasher. Breakfast bar offering seating for four. Wood burner. Glazed door to rear garden.



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FIRST FLOOR

LANDING



BATHROOM (8'11" x 7'4" approx.) Modern white four piece suite comprising corner shower cubicle, panelled bath, pedestal wash hand basin and WC.



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BEDROOM 1 (13'0" x 10'4" approx.) A light and spacious bedroom with large window providing views to Bradda Head in the distance. Feature original fireplace.



BEDROOM 2 (11'3" x 9'4" approx.) Double bedroom with rear aspect.



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BEDROOM 3 (9'5" x 8'3" approx.) Front aspect with views to Bradda Head.



OUTSIDE

HOBBIES/GARDEN ROOM (11'6" x 5'4" approx.) Power installed.

UTILITY ROOM (7'1" x 5'4" approx.) Powered and plumbed for washer/dryer. Oil fired central heating boiler.

ASSESSMENT

Rateable Value £104

Approx Rates Payable £935.06 (incl. of water rates).

SERVICES

All mains services are installed.

Oil fired central heating.

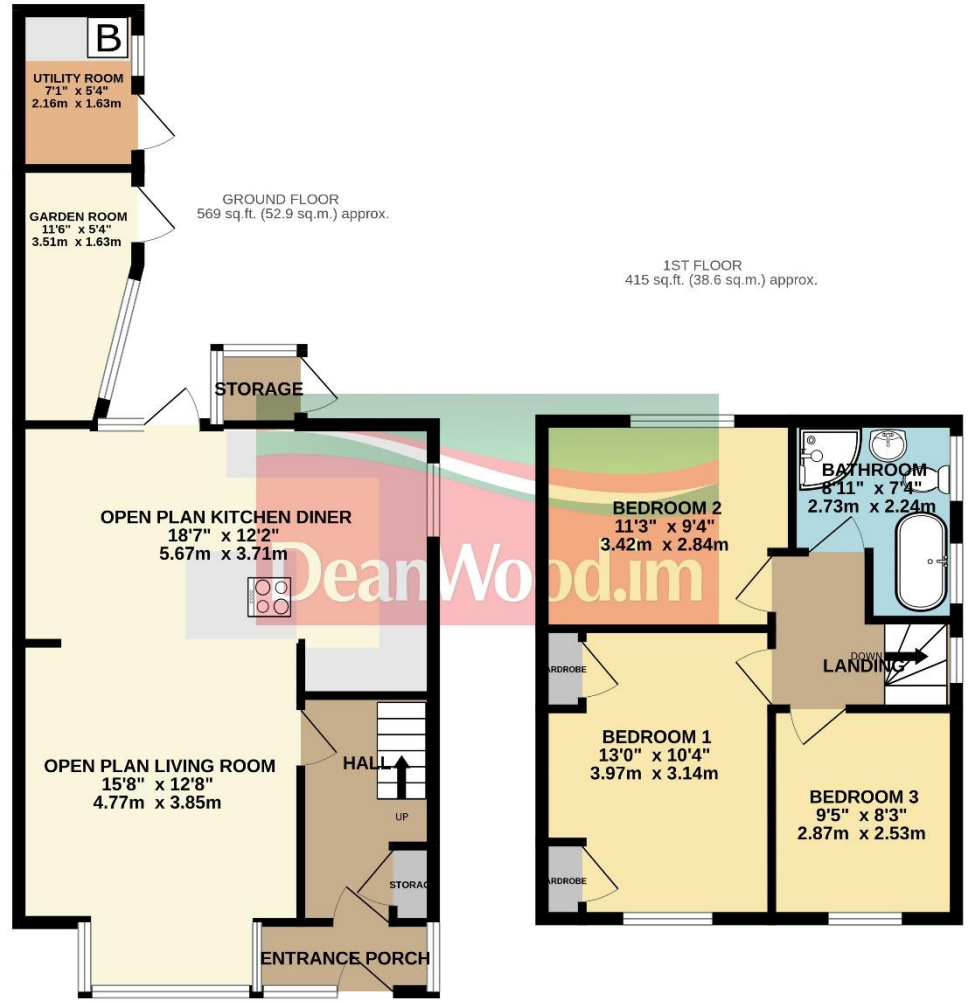
uPVC double glazing.

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.
Not to scale for identification purposes only
Made with Metroplan 4/2023