

2 Fairway Drive, Port Erin

Ref No DCP01174



PRICE £495,000

DOUGLAS

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CASTLETOWN

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- Ultra-Modern Spacious Detached True Bungalow
- Re-Wired, Re-Plumbed, New Gas Tank and Megaflow
- Extensive External Work Including Re-Rendering, Work Roof and Added Kingspan Insulation
- Open Plan Living with Newly Installed Magnet Kitchen and Utility with Living Dining Area
- Master Bedroom with Modern En-Suite Shower Room
- 2 Further Double Bedrooms
- Newly Fitted Family Bathroom
- Easy to Maintain Front and Rear Gardens Both with Feature Patios
- Integrated Double Garage with Home Office (Garden Room) at Rear
- Ample Off-Road Parking
- Gas Fired Central Heating
- uPVC Double Glazing (All New Windows to the Front of the Property)
- Popular Residential Area Close to Primary School, Surgery, Library, Post Office and Five Minute Walk to Bus Stop & Shops

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To the front of the property is a generous driveway providing parking for four cars and access to the double garage. Gravelled beds provide ease of maintenance and complemented by shrubs and pots/planters. Raised terrace benefits from the distant views towards Gansey over the Rowany Golf Course. To the rear of the property is an enclosed garden area with paved patio and decorative shrubs again with gravel. Bed for flowers/herbs.



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The price is to include fitted floor coverings, curtains, blinds and kitchen appliances

DIRECTIONS TO PROPERTY: Travelling into Port Erin from the Four Roads roundabout, continue into the village and turn right onto the Promenade. Proceed up passed the apartment blocks and turn right into Rowany Drive by the Rowany Golf Club. Follow the road round to the right onto Fairway Drive where No. 2 will be found on the right hand side overlooking the golf course.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Steps leading up to front door.

HALLWAY Spacious, light and airy hallway opening to modern open plan kitchen living area. Two storage cupboards, one housing Megaflow cylinder and one for coats etc.



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OPEN KITCHEN / LIVING (30'2" x 22'8" approx.) Top of the range Magnet kitchen and utility fitted in 2018. A great sized breakfast kitchen with a superb range of white gloss wall and base units with soft closers and earth stone worktop incorporating a Belfast sink including waste disposal unit. All kitchen appliances are AEG and include combination oven/grill with warming drawer below and microwave above, induction 4-ring hob with extractor over and integrated fridge freezer. Tiled splashback. Wall mounted Vaillant gas fired central heating boiler in cupboard housing.

Utility Area (13'11" x 5'5" approx.) with white gloss wall and base units. Bosch dryer and Zanussi washing machine. uPVC door to side. Karndean flooring throughout kitchen and living area. **Living Area** Spacious living area with two feature fully glazed uPVC sliding doors to front terrace with views of golf course and distant sea views. Wall mounted electric fire. Dual aspect dining nook.



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BEDROOM 2 (13'7" x 10'0" approx.) Good size double bedroom with sliding patio doors opening to the rear garden area. Wall of fitted wardrobes providing ample storage.



BATHROOM (9'10" x 8'5" approx.) Newly fitted modern bathroom with suite comprising freestanding double ended bath with chrome shower attachment and taps, corner shower cubicle, wall mounted vanity wash hand basin with large soft closing drawer and illuminated mirror above and WC. Towel radiator. Extractor fan. Tiled walls.



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BEDROOM 1 (13'10" x 12'4" approx.) Generous master bedroom with aspects to the rear.



EN-SUITE (9'10" x 5'9" approx.) Modern fitted shower room with large walk-in shower with two shower attachments and glass screen, wall mounted vanity wash hand basin with illuminated mirrored medicine cabinet above and WC. Towel radiator. Part-tiled walls.



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BEDROOM 3 (13'2" x 12'10" approx.) Views over front garden. Access to double garage.



INTERGRAL GARAGE (20'8" x 20'7" approx.) Access to a fully boarded loft. Electric up and over door. Power and plumbing installed.



HOME OFFICE/GARDEN ROOM (10'2" x 6'2" approx.) Currently being used as a garden room to store garden equipment. Door to rear garden.

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SERVICES

Mains electricity and water. Gas cylinder (tank)

Gas fired central heating.

uPVC double glazing.

ASSESSMENT

Rateable value £212

Approx Rates payable £1,906.09 (incl. of water rates).

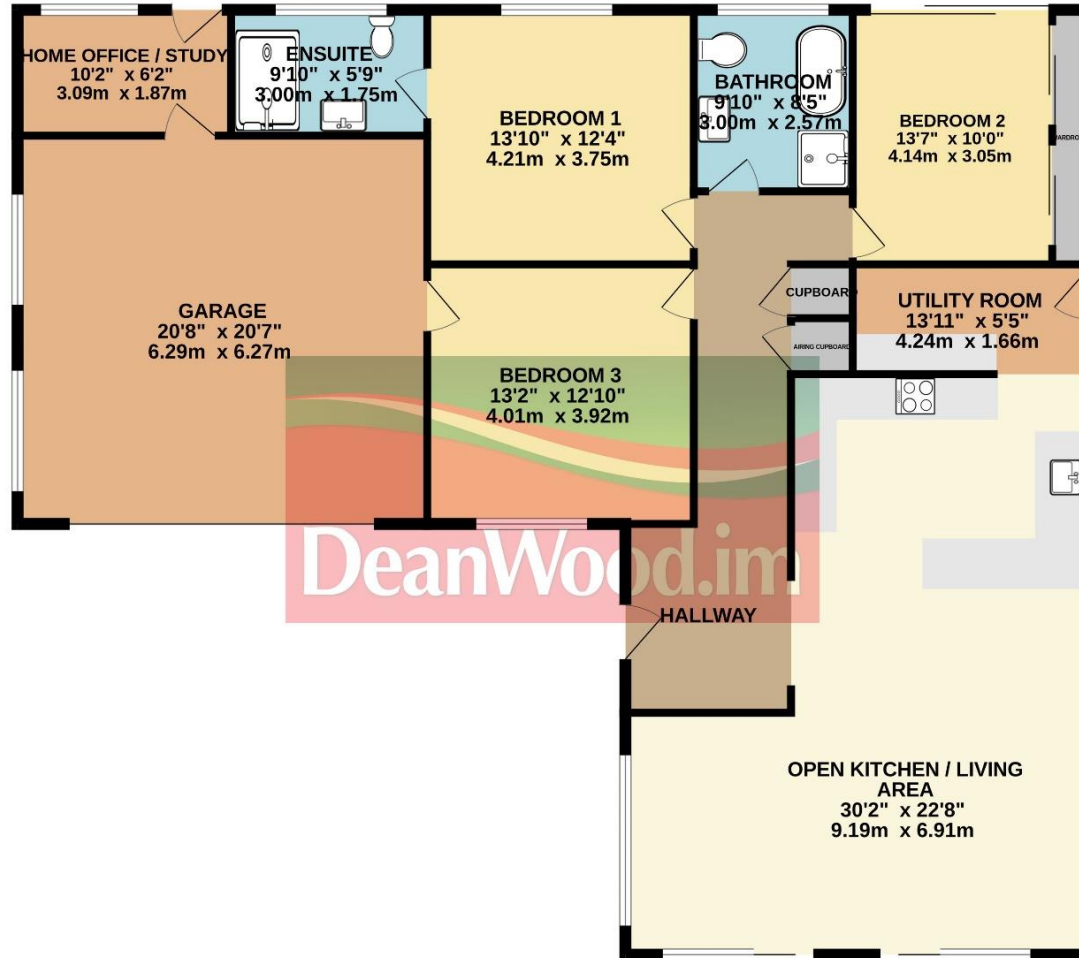
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

GROUND FLOOR
1836 sq.ft. (170.6 sq.m.) approx.



TOTAL FLOOR AREA: 1836 sq.ft. (170.6 sq.m.) approx.
Not to scale-for identification purposes only
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