

GRIANAGH, SURBY ROAD, SURBY, PORT ERIN £499,000



- Detached Family House
- Delightful Semi Rural Location, Distant Sea and Hill Views
- Large Lounge, Generous Hallway
- Recently Refitted Dining Kitchen with Appliances
- Four Double Bedrooms (One En-Suite Shower Room), Family Bathroom
- Large Detached Garage, Driveway Parking
- Easily Maintained Garden
- Planning Approval for Sun Room to Front Aspect (Application 22/00414/B)

Travelling out of Port Erin on Station Road, turn left onto Ballafesson Road. Follow the road and turn left just prior to the sharp right hand bend. Take the first turning on the right into Surby Road. Continue up the hill until it almost flattens out at the top, turn to the left and Grianagh is set back from the road on the right hand side clearly identifiable by our For Sale board.

An opportunity to purchase this spacious, detached family house in the semi rural area of Surby. Pleasant Location on the Way to Fleshwick Bay. Enjoying Pleasant Distant Sea Views Across the Garden & Field Opposite. A Short Drive to Port Erin Village with its Sandy Beach, Shops & Many Amenities. Easy Access to Ronaldsway Airport with Beautiful Country Walks All Around. Approved planning application for a sun room to front aspect.

Ground Floor

Canopy Porch

Night light. Half glazed uPVC door to:

Hall

14'11" (4m 54cm) x 8'7" (2m 61cm) approx.

Spacious area. Coved ceiling. Attractive turn staircase to first floor. Wood effect flooring. Built in under stairs storage cupboard. Multi pane glazed double doors to:



Lounge

19'7" (5m 96cm) x 14'11" (4m 54cm) approx.

Triple double glazed windows to front aspect enjoying pleasant distant hill views. Side window. Period style open grate fireplace with marble hearth and mantle above. Coved ceiling. Karndean flooring. Double French doors to garden. Television and satellite points.



Dining Kitchen

18'7" (5m 66cm) x 14'1" (4m 29cm) approx.

Recently refitted with an excellent range of matching wall and base cupboards together with wood effect laminate work surfaces incorporating an inset ceramic sink with mixer tap. Central island unit housing wine fridge, five burner gas hob, additional drawers and spice racks. Upright unit housing the electric double oven. Integrated appliances include larder fridge and dishwasher. Space for freezer. Door to:



Utility Room

9'11" (3m 2cm) x 7'2" (2m 18cm) approx.

Stainless steel sink unit. Plumbed for washing machine. Worcester oil boiler serving the hot water and central heating system. Quarry tiled floor. Door to garden. Door to:

Cloakroom

White suite comprising low flush w.c. and wash hand basin set in vanity unit.

First Floor

Landing



Bedroom 1

15'3" (4m 64cm) x 13'8" (4m 16cm) approx.

Dual aspect double glazed windows with pleasant distant sea and coastal views. Side window. Fitted wardrobes. Karndean flooring. Door to:



En-Suite Shower Room

Fully tiled to complement the white suite comprising glazed shower enclosure with shower valve, low flush w.c. with concealed cistern and wash hand basin set in vanity unit. Velux window and extractor fan. Ceramic tiled floor.



Bedroom 2

10'9" (3m 27cm) x 9'5" (2m 87cm) approx.

uPVC double glazed window having distant sea and hill views. Laminate flooring.



Bedroom 3

12'0" (3m 65cm) x 8'11" (2m 71cm) approx.

uPVC glazed window. Loft access.



Bedroom 4/Study

15'0" (4m 57cm) x 9'8" (2m 94cm) approx.

Dual aspect double glazed windows having distant sea and hill views. Fitted wardrobe and cupboard. Laminate flooring.



Family Bathroom

Fully tiled to complement the white suite comprising space saver bath with fully plumbed shower, screen, low flush w.c. and pedestal wash hand basin. Extractor fan. Ceramic tiled floor.



Outside

A brick paved driveway with parking/turning space providing access to:

Detached Garage

17'10" (5m 43cm) x 12'5" (3m 78cm) approx.

Metal up and over door. Light and power points. Fitted work bench. High level storage area. Personnel door to garden.

Garden

Extensive paved patio area. Two lawns. Brick built BBQ. External electric and water points. Lighting. Oil storage tank.



Agents Notes

Mains water, electricity and drainage installed. Oil fired central heating. INCLUSIONS Fitted carpets, curtains and light fittings. Furniture available by separate negotiation. RATES Rateable value £152. Approx rates payable gross £1064.15 (inclusive of water rates) 2023/2024. POSSESSION FREEHOLD VACANT POSSESSION ON COMPLETION. VIEWING Strictly by appointment through the Agent, Harmony Homes. OFFERS Strictly through the Agent, Harmony Homes.

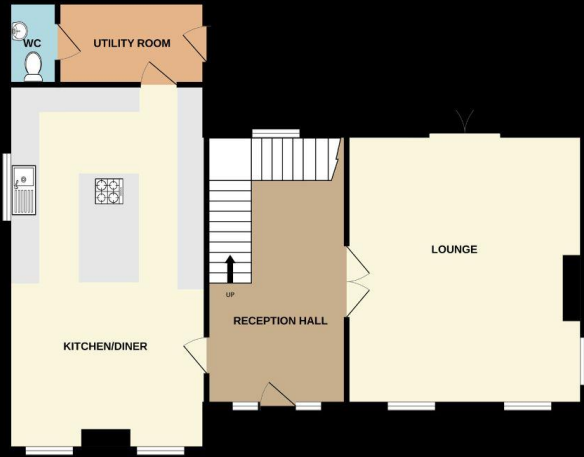
Disclaimer

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.

Notes

Planning permission granted in July 2022 for an extension to the front of kitchen for use as either sun room or dining room. Approx 4.5 metres x 3 metres. Plans available.

GROUND FLOOR



1ST FLOOR

