'Silverdale', 19 Droghadfayle Park, Port Erin Ref No DCP01184



PRICE £359,950

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
01624 816111
ramsey@deanwood.co.im



These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

- Spacious Detached Bungalow
- Within Walking Distance to Shops, Beach and Local Amenities
- Large 23ft Living Room
- Fitted Kitchen
- Dining Room
- Cloakroom with WC
- 2 Bedrooms (1 En-Suite Cloakroom)
- Walk-in Shower Room
- Large Boarded Attic
- Attached Garage
- Good Size Enclosed Rear Garden

To the front of the property is a concrete and gravel front garden with brick walls to boundaries. Ample off-road parking and access to garage. Door providing access to path leading to rear garden. The rear garden is mainly laid to lawn with trees and shrubs and fence and wall to boundaries.













The price is to include fitted floor coverings

DIRECTIONS TO PROPERTY:

Travelling into Port Erin from the Four Roads roundabout onto Castletown and then onto Station Road. Turn left into Droghadfayle Road just prior to the Methodist Church. Proceed over the level crossing and turn right into Athol Park and then left into Droghadfayle Park. Follow the road and No. 19 will be found on the left hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Glazed uPVC door and glazed side panel opening to:-

ENTRANCE VESTIBULE Glazed door to:-

HALLWAY Two large storage cupboards with sliding doors. Access via pull down ladder to spacious attic with gable window and has the potential for additional living accommodation subject to the relevant planning permissions.







LIVING ROOM (23'0" x 12'3" approx.) Generous reception room with dual aspect windows including attractive feature bay window to front. Wall lights. Wall mounted electric fire.







DINING ROOM (13'0" x 10'9" approx.) Aspect over rear garden. Panelled walls with wall lights. Door leading to:-







KITCHEN (13'0" x 10'10" approx.) Matching wall and base units with worktop incorporating a twin stainless steel sink unit. Solid plate electric hob with oven/grill combination below.







REAR PORCH Plumbing for washing machine and tumble dryer. Door to rear garden.



WALK-IN SHOWER ROOM (13'0 x 4'10" approx.) Wet room with electric shower. Heated towel rail.





BEDROOM 1 (15'0" x 12'0" approx.) Aspect over the rear garden. Fitted wardrobes. Door to:-

EN-SUITE (9'8" x 3'8" approx.) Three piece pink suite comprising WC, pedestal wash hand basin and bidet. Half tiled walls.







BEDROOM 2 (10'10" x 10'1" approx.) Side aspect. Fitted wardrobes and overhead lockers.





ATTACHED GARAGE (15'7" x 12'0" approx.)

SERVICES

All mains services are installed. Gas fired central heating. uPVC double glazing.

ASSESSMENT

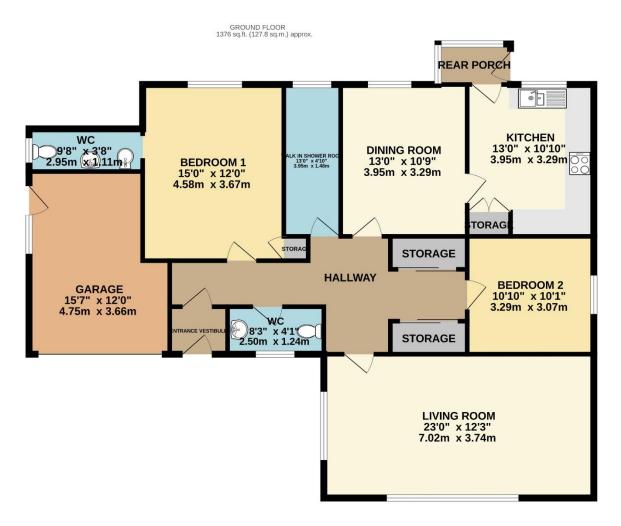
Rateable value £192 Approx Rates payable £1,726.27 (incl. of water rates).

TENURE

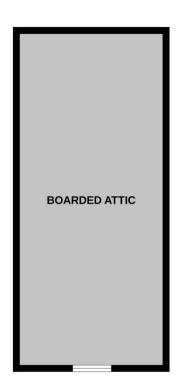
FREEHOLD

VACANT POSSESSION ON COMPLETION

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



1ST FLOOR 368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1744 sq.ft. (162.1 sq.m.) approx.

Not to scale-for identification purposes only
Made with Metropix ©2023