

'Silverdale', 19 Droghadfaile Park, Port Erin

Ref No DCP01184



PRICE £359,950

DOUGLAS

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CASTLETOWN

COMPTON HOUSE
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ISLE OF MAN IM9 1LF

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- 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

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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.



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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.



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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:-



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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.



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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.



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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.

