

Ronans Cottage, Howe Road, Cregneash

Ref No DCP01183



PRICE £235,000

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

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- Charming Semi-Detached Manx Cottage
- Situated in the Heart of Cregneash
- Elevated South Facing Position
- Benefitting from Stunning Countryside Views Over Towards the Calf of Man
- Retaining Character with Beamed Ceilings and Open Fireplaces
- Manx Stone Walled Garden
- 2 Large Double Bedrooms
- Family Bathroom

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To property benefits from a walled garden area to the front and side enjoying distant sea views.



The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY: Travelling out of Port Erin turn right at the Four Roads roundabout and continue ahead over the train tracks, take the next right onto Plantation Road and follow the road round to the right where it becomes Howe Road. Proceed up the hill and past the car park and Ronans Cottage will be on the left hand side, clearly identified by our For Sale board.

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In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Glazed door with glazed side panel.

DINING ROOM (13'5" x 11'10" approx.) Open to staircase leading upstairs. Under-stairs alcove with serving hatch to living room. Chimney breast. Base units with shelving above. Opening to:-



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KITCHEN (8'5" x 4'5" approx.) Base units with work surface and stainless steel sink.



LIVING ROOM (14'0" x 13'5" approx.) Exposed beams. Manx stone feature fireplace. Serving hatch from dining room.



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FIRST FLOOR

LANDING



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BEDROOM 1 (13'5" x 10'0" approx.) Tongue and groove panelled ceiling.



BEDROOM 2 (13'5" x 8'11" approx.) Storage cupboard. Tongue and groove panelled ceiling.



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BATHROOM (9'6" x 6'11" approx.) Panelled bath, vanity wash hand basin and WC.



SERVICES

Mains services, water and drainage.

Timber single glazed windows.

The property does not have central heating.

ASSESSMENT

Rateable value £46

Approx Rates payable £322.05 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

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TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

Not to scale-for identification purposes only
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