

12 Primrose Terrace, Port St Mary

Ref No DCP01204



PRICE £385,000

DOUGLAS

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CASTLETOWN

COMPTON HOUSE
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ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
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12 Primrose Terrace, Port St Mary

- End Terrace 3 Bedroom Family Home
- Sought After Location with Stunning Sea Views Over Port St Mary Harbour & Towards Gansey Bay
- Planning Permission Granted in 2012 for Loft Conversion
- Rear Yard



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DIRECTIONS TO PROPERTY:

Travelling into Port St Mary along Station Road, proceed onto Bay View Road and along onto Primrose Terrace, where No 12 can be found on the right hand side of the road.

The price is to include fitted floor coverings

Situated on Primrose Terrace in Port St Mary, this delightful end terrace three bedroom home offers a captivating living experience. Positioned at an elevated vantage point, it provides stunning panoramic views overlooking Port St Mary Harbour and Gansey Bay.

The property has planning permission granted for a loft extension in 2012. As you approach the front, a quaint enclosed yard welcomes you with captivating views over the bay. Stepping inside, the entrance hallway showcases wood flooring, leading to the upstairs via a staircase, while a door opens to the inviting open plan living area.

The living room, a seamless combination of two rooms, features a conveniently located WC under the stairs. An open doorway leads to the dining kitchen, where the kitchen space includes a charming breakfast area. A door from the kitchen opens to the rear terrace, home to the outdoor oil boiler, and provides access to a service lane through a gate.

Ascending the stairs, a half landing reveals the generously sized family bathroom. This well-appointed bathroom offers both a bath and a shower, with an additional door leading out to a sun terrace, enhancing the sense of tranquillity. The main landing grants access to the three bedrooms, each thoughtfully designed for comfort, with a loft hatch and pull-down ladder providing easy access to the attic.

This property seamlessly blends comfort, functionality, and breathtaking views, offering a unique and inviting place to call home.

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GROUND FLOOR

ENTRANCE



ENTRANCE HALL



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LOUNGE DINER (24'5" x 13'7" approx.)



CLOAKROOM WC

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KITCHEN/BREAKFAST ROOM (20'10" x 9'5" approx.)



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FIRST FLOOR

LANDING



BATHROOM (9'5" x 9'0" approx.)



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BEDROOM 1 (12'3" x 9'1" approx.)



BEDROOM 2 (12'2" x 11'0" approx.)



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BEDROOM 3 (8'7" x 7'9" approx.)



SERVICES

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

ASSESSMENT

Rateable value £72 Approx Rates payable £665.35 (incl. of water rates).

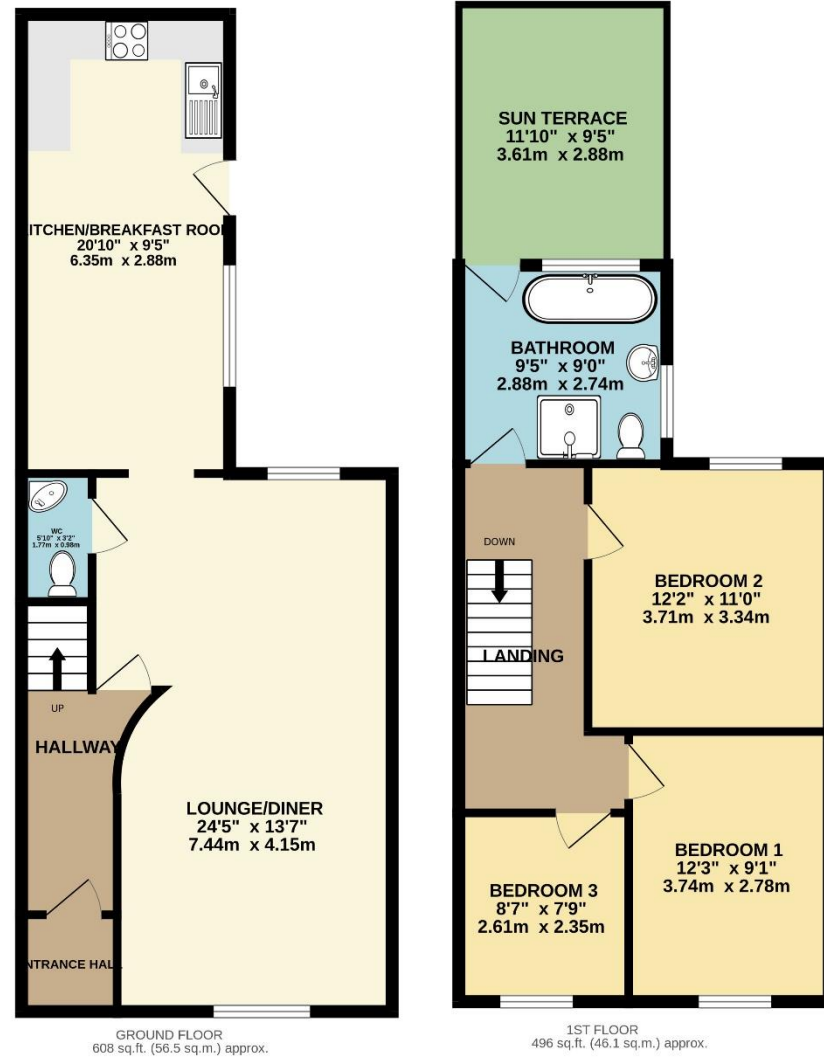
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

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TOTAL FLOOR AREA : 1104 sq.ft. (102.5 sq.m.) approx.

Not to scale for identification purposes only
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