

## 23 Close Famman, Port Erin

Ref No DCP01214



**PRICE £395,000**

### DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

01624 620606

[info@deanwood.co.im](mailto:info@deanwood.co.im)

### CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

01624 825995

[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

### RAMSEY

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

01624 816111

[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)



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- Immaculate Detached True Bungalow
- Refurbished to a High Standard
- Open Plan Living/Dining/Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Good Size South Facing Garden
- Garage and Off-Road Parking



## 23 Close Famman, Port Erin

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**DIRECTIONS TO PROPERTY:** From Castletown, follow the coast road south along Gansey. Turn right onto Castletown Road and continue straight onto Station Road. After passing Ballamaddrell on the left, take the next right turn into Ballafesson Road and then the first left into Close Famman. Proceed along where No. 23 will be found as the last property on the left hand side.

Nestled in the heart of Port Erin, 23 Close Famman presents a captivating blend of modern convenience and timeless charm. This fully refurbished true bungalow offers an enviable location, mere moments from essential amenities such as Tesco, pubs, shops, and convenient access to the main bus route, ensuring both comfort and convenience for residents.

Under the attentive care of its current owners, this property has undergone a remarkable transformation, boasting a plethora of key improvements that elevate its appeal and functionality to new heights.

The heart of the home, the kitchen, has been completely revitalized with sleek modern design and top-of-the-line appliances. Indulge in culinary creativity with the induction 4-ring hob, complemented by an integrated microwave, combo oven/grill, dishwasher, and fridge/freezer, ensuring both style and functionality for the discerning chef.

Step into the dining area, where new uPVC double glazed sliding doors seamlessly connect indoor and outdoor living spaces, flooding the interior with natural light and offering easy access to the beautifully landscaped garden beyond.

The commitment to quality extends to the bathrooms, with a stunning new family bathroom featuring elegant waterfall taps and chrome towel radiators, as well as a sleek new en suite shower room, providing luxurious comfort and convenience.

Throughout the home, new flooring enhances both aesthetics and practicality, with engineered oak flooring in the living area, plush carpets in the bedrooms, and luxury vinyl flooring in the bathrooms, ensuring a seamless blend of style and durability.

Freshly redecorated interiors and new internal doors add a touch of modern elegance, while the meticulously landscaped garden, complete with mature shrubs, fruit trees, and new patio decking, provides a tranquil outdoor retreat for relaxation and entertaining.

Practical upgrades include a partial electrical rewire with a new electrical distribution board, along with a complete new central heating system comprising an oil boiler, radiators, pipework, and a new oil tank screen, ensuring optimal comfort and efficiency throughout the year.

In summary, 23 Close Famman stands as a testament to meticulous craftsmanship and thoughtful design, offering a haven of modern luxury in the heart of Port Erin.

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**GROUND FLOOR**

**ENTRANCE VESTIBULE**



**OPEN PLAN KITCHEN/LIVING/DINING ROOM (23'6" x 17'8" approx.)**



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**HALL**



**BATHROOM** (8'9" X 7'4" approx.)



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**BEDROOM 1** (13'2" x 11'8" approx.)



**EN-SUITE** (9'0" x 5'7" approx.)





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**BEDROOM 2** (11'10" x 10'0" approx.)



**BEDROOM 3** (10'6" x 8'6" approx.)



**GARAGE** (17'11" x 9'0" approx.)

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### SERVICES

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

### ASSESSMENT

Rateable value £160

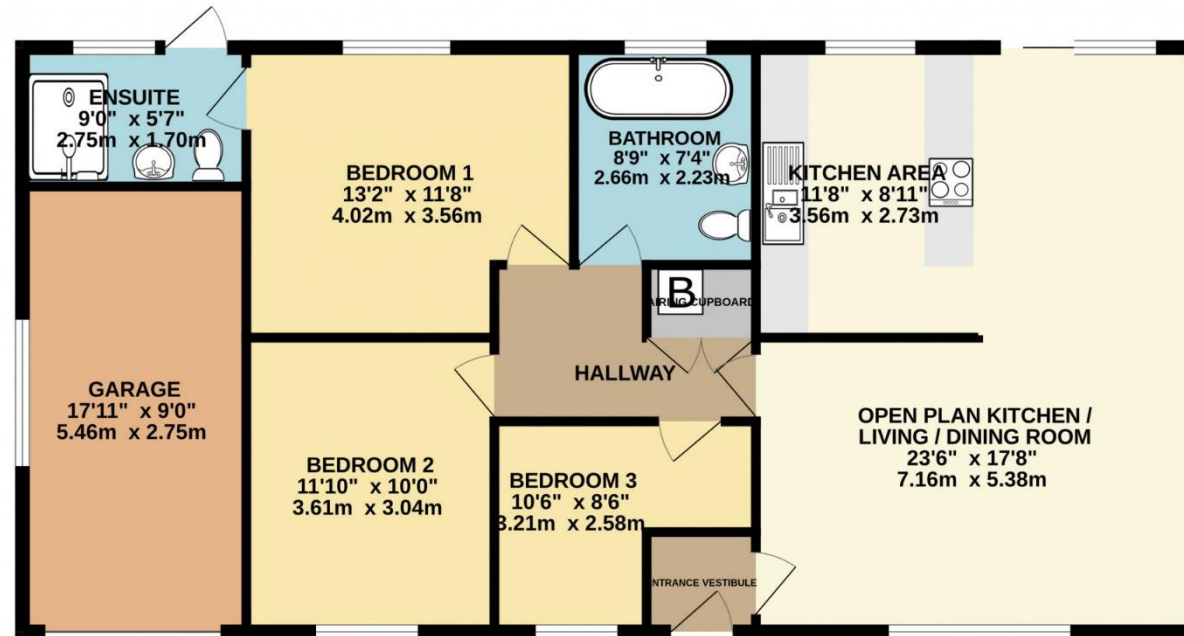
Approx Rates payable £1,512.80 (incl. of water rates).

### TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



**GROUND FLOOR**  
1108 sq.ft. (103.0 sq.m.) approx.

TOTAL FLOOR AREA: 1108 sq.ft. (103.0 sq.m.) approx.  
Not to scale for identification purposes only  
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