



32 Cronk View Crescent, Ballakilly, Port Erin, IM9 6DU

Mid-terrace 2 bed house situated in a modern & sought after development, within a short distance of Port Erin & Port St. Mary. Lawned rear garden. 2 Designated parking spaces. No onward chain.

£299,950

Property Overview

Property Type	Terraced
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Terraced	Heating	Gas Fired Central Heating
Receptions	1		uPVC Double Glazed
Bedrooms	2	Windows	
Bathrooms	1	Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Allocated Parking Spaces



Leah Drinkwater

Sales Negotiator

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Property Description

Accommodation

Ground Floor

Entrance Hallway

Stairway access to the first floor.

Lounge (approx. 13'8 x 11'2)

uPVC double glazed window to the front aspect. Under stairs storage cupboard. Set of double doors leading into:

Kitchen/Diner (approx. 14'6 x 8'8)

Fitted with a modern range of base, wall and drawer units. Work surfaces incorporate a sink with a mixer tap over and drainer. uPVC double glazed window. Set of uPVC double glazed double doors providing access out to the rear garden. Ample space for a dining table. Tiled flooring.

First Floor

Landing

Bedroom 1 (approx. 11'11 x 11'2)

Built-in wardrobe with sliding mirrored doors. uPVC double glazed window to the front aspect. Door providing access into a large storage cupboard.

Bedroom 2 (approx. 10'7 x 7'6)

uPVC double glazed window to the rear aspect.

Family Bathroom (approx. 6'7 x 6'7)

Fitted with a modern three piece suite comprising of a bath tub with a shower attachment over and glass splash screen, wall-mounted wash hand basin and W.C. Frosted uPVC double glazed window. Discrete wall mounted mirrored medicine cabinet. Wall-mounted chrome heated ladder towel rail. Tiled splashbacks. Extractor fan. Ceiling downlighters. Tiled flooring.

Outside

To the front of the property there is a small lawned garden area with a footpath to one side leading to the front door. 2 Designated parking spaces.

To the rear of the property there is an enclosed lawned garden, with a shed set on a concrete foundation. Fenced

boundaries with gated access to the rear. External water tap.

Services

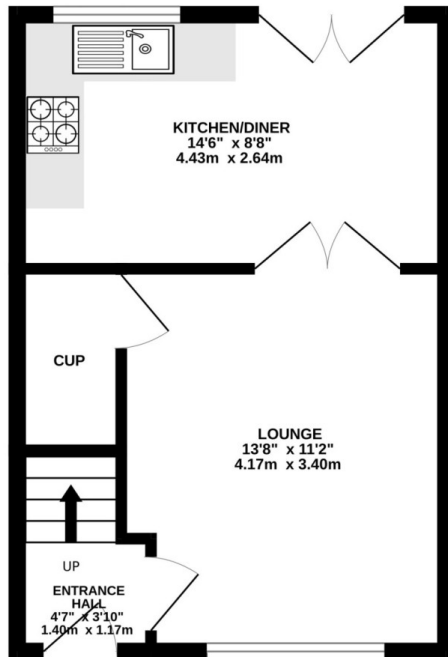
All main services are connected. Gas fired central heating. uPVC double glazed throughout.

Directions

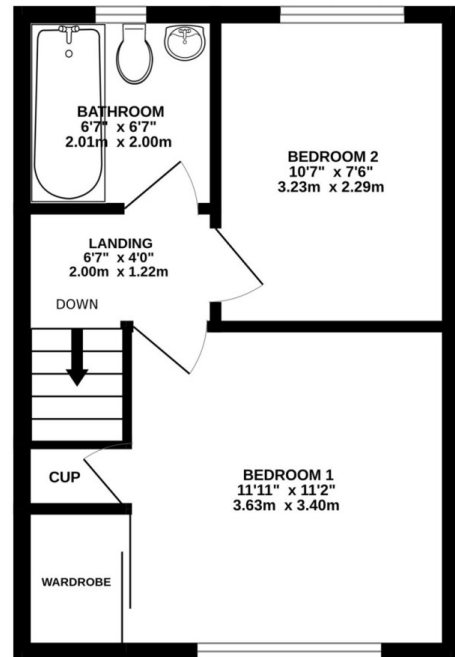
Travelling out of Port Erin village along Castletown Road, turn left at the Four Roads roundabout. Take the second left into the Ballakilley estate. Proceed ahead and continue straight over the mini roundabout. Take a left at the end of the road and continue along Cronk View Crescent, where number 32 can be found on the right hand side, clearly identified by our For Sale board.



GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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