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11 Magher Donnag, Port Erin, IM9 6BY
Asking Price £325,000

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A modern semi-detached home enjoying lovely rear open views and set on an exceptionally large plot with a generous double garage. Tucked away in a quiet cul-de-sac within a sought-after development, accommodation comprises lounge, dining room, kitchen, bathroom and 3 well-proportioned bedrooms. Outside the property benefits from a lawned rear garden with a fabulous outlook across surrounding fields, as well as a private double driveway. No onward chain.



LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and proceed ahead. Turn 3rd right into the Ponyfields development and turn immediately left into Magher Donnag. Go straight ahead and follow the road bearing right. Number 11 is the last property along on the left hand side.

ENTRANCE HALLWAY

Staircase leading to first floor.

LOUNGE

13' 11" x 12' 5" (4.24m x 3.78m)

Nice sized room. Front aspect. Understairs storage cupboard. Glass double doors to:

DINING ROOM

9' 2" x 9' 2" (2.79m x 2.79m)

French doors leading to rear garden. Lovely views overlooking fields to rear.

KITCHEN

9' 2" x 7' 8" (2.79m x 2.34m)

Well fitted with cream fronted wall and base units with contrasting wooden worktops incorporating 1 1/2 bowl sink unit, ceramic hob, electric oven, washing machine, under-counter fridge, Vaillant gas central heating boiler (newly installed). Lovely open views to rear.

FIRST FLOOR

BEDROOM 1

10' 9" x 9' 1" (3.27m x 2.77m)

Front aspect.

LANDING

Loft access.

BEDROOM 2

11' 0" x 10' 5" (3.35m x 3.17m)

Rear aspect. Lovely outlook across open fields and towards distant hills.

BEDROOM 3

7' 8" x 7' 2" (2.34m x 2.18m)

Large built-in cupboard. Front aspect.

BATHROOM

White suite comprising panelled bath with shower over, wash hand basin. w.c., tiled splashbacks.

OUTSIDE

Extra large double plot. Good sized lawned private rear garden overlooking open fields. Side access gate. Front open plan lawn with generous driveway.

DOUBLE GARAGE

20' 0" x 19' 4" (6.09m x 5.89m)

Generous double garage. 2 x Up and over doors. Light and power. High pitched roof for storage. Would make a perfect workshop!

SERVICES

Mains water, drainage and electricity. uPVC double glazing. Gas central heating (recently installed boiler with very little use). Professionally internally decorated throughout Including internal garage walls. Some new outside fencing. Electrical supply to garage

replaced with new sockets and lighting installed. New wireless thermostat installed to control gas central heating. New electric consumer unit with current electrical report certificate. Carpets professionally deep cleaned.

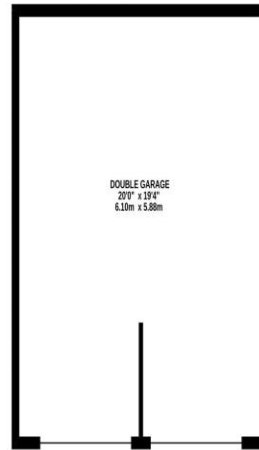
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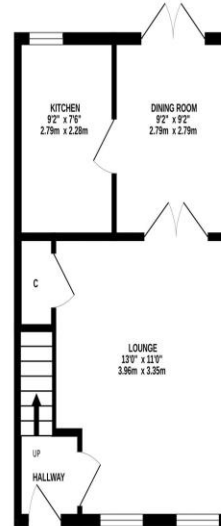




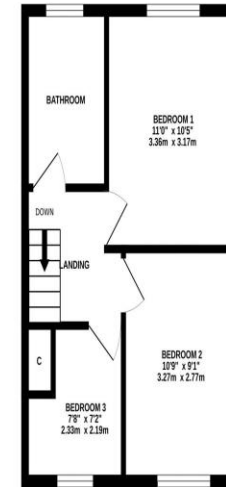
BASEMENT
384 sq.ft. (35.7 sq.m.) approx.



GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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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DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.