

11, FAIRWAY CLOSE, PORT ERIN £395,000



- Detached True Bungalow
- Quiet Cul-De-Sac Location
- Two Generous Reception Rooms, Sun Room
- Fitted Kitchen with Appliances
- Three Double Bedrooms (One En-Suite)
- Detached Single Garage, Workshop
- Double Glazed, Bulk Gas Central Heating
- Front and Rear Lawned Gardens

Travelling out of Port Erin along the upper Promenade, turn right onto Rowany Drive, continue ahead and bear right onto Fairway Drive, then turn right into Fairway Close, at the 'T' junction turn left where No 11 will be found on the left hand side at the head of this quiet cul-de-sac clearly numbered and identifiable by our For Sale board.

An opportunity to purchase this true bungalow on a good size plot. Situated in a quiet cul-de-sac just around the corner from Rowany Golf Course. Close proximity to Port Erin beach and Bradda Head. A short distance to all village amenities. Some distant sea views. Rural views.

Ground Floor

Built out Porch

Dual aspect windows. Ceramic tiled floor. Coved ceiling with night light. Glazed door to:

Hall

Coved ceiling. Loft access. Built in double cloaks cupboard.

Sitting Room

17'0" (5m 18cm) x 15'4" (4m 67cm) approx.

Coved ceiling. Picture bow window. Feature fireplace. Clear arch to:



Dining Room

11'5" (3m 47cm) x 10'4" (3m 14cm) approx.

Double hardwood French doors to the sun room. Side window. Coved ceiling. Door to the kitchen.



Sun Room

9'3" (2m 81cm) x 6'4" (1m 93cm) approx.

Hardwood double glazed construction. Light and power points.

Kitchen

14'3" (4m 34cm) x 10'4" (3m 14cm) approx.

Fitted with a range of contour fronted matching wall and base cupboards with laminate work surfaces incorporating an inset single drainer stainless steel sink with mixer tap. Four burner gas hob with cooker hood above. Upright unit housing the double oven. Plumbed for washing machine. Space for fridge freezer. Door to rear porch. Coved ceiling. Tiled splash back areas. Breakfast area. Alpha gas fired central heating boiler.



Bedroom 1

10'8" (3m 25cm) x 10'4" (3m 14cm) approx.

Picture window with views over Port Erin to the hills beyond, distant sea views. Coved ceiling. Door to:



En-Suite Shower Room

Fully tiled walls to complement the suite comprising corner shower enclosure with a fully plumbed valve, low flush w.c. and pedestal wash hand basin. Coved ceiling. Extractor fan.

Bedroom 2

12'0" (3m 65cm) x 10'5" (3m 17cm) approx.

Coved ceiling. Picture window. Wardrobes.



Bedroom 3

10'9" (3m 27cm) x 10'5" (3m 17cm) approx.

Coved ceiling.



Family Bathroom

Coved ceiling. Fully tiled walls to complement the modern grey suite comprising shell pattern panelled bath, low flush w.c. and pedestal wash hand basin. Built in linen cupboard. Shaver/light socket. Mirror.



Outside

Detached Garage

11'5" (3m 47cm) x 7'4" (2m 23cm) approx.

Light and power.

Rear Garden

Aluminium framed greenhouse. Fenced surround. Paved patio. Bulk gas tank. Pathway to:



Front Garden

Open plan lawn.

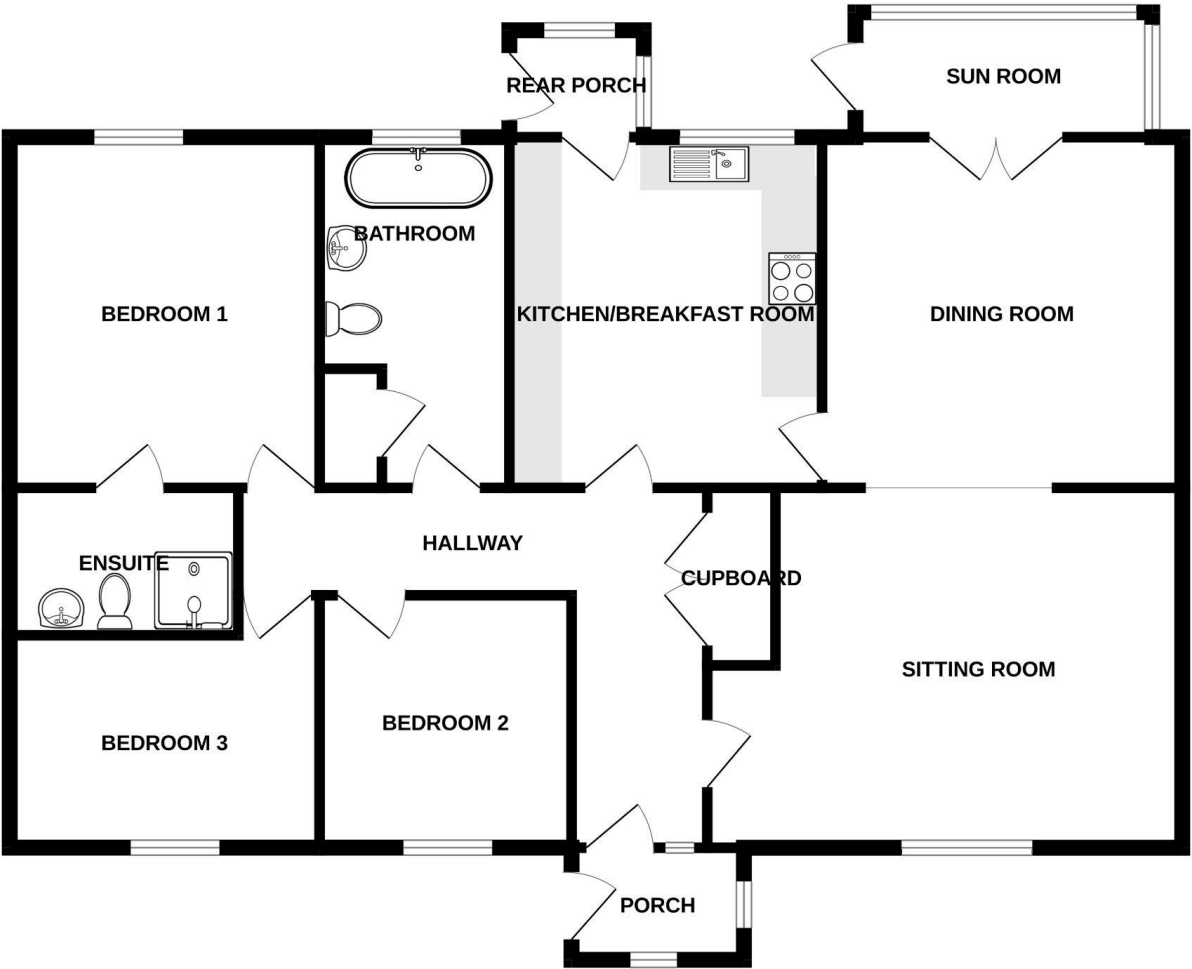
Agents Notes

SERVICES Mains water, electricity and drainage installed. Bulk gas central heating. INCLUSIONS Fitted carpets. RATES Rateable value £. Approx rates payable gross £ Tba(inclusive of water rates) 2022/2023. POSSESSION FREEHOLD VACANT POSSESSION ON COMPLETION. VIEWING Strictly by appointment through the Agent, Harmony Homes. OFFERS Strictly through the Agent, Harmony Homes.

Disclaimer

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GROUND FLOOR



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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