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1 Fairways Court, Rowany Drive, Port Erin, IM9 6LP
Asking Price £285,000

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Newly refurbished, spacious ground floor purpose built apartment, with superb views overlooking Rowany Golf Course. Accommodation includes well proportioned lounge leading to sun room which looks out to the first fairway, dining room, kitchen, 2 double bedrooms, bathroom and en-suite shower room. Outside is a single garage and lawned communal gardens to the rear of the apartment. No onward chain.





LOCATION

Travelling through Port Erin along Station Road, bear right onto the The Promenade and proceed up the hill. Turn right into Rowany Drive by the Golf Club. 1 Fairway Court can be found on the right hand side.

ENTRANCE HALLWAY

Laminate flooring, built-in storage cupboard, additional cupboard with plumbing for washing machine.

LOUNGE

18' 9" x 15' 6" (5.71m x 4.72m)

Large light and airy room, laminate flooring, modern electric fireplace. Excellent open views over golf course and towards Bradda Head. Opening to:

SUN ROOM

13' 0" x 5' 6" (3.96m x 1.68m)

Lovely open views across golf course and towards Bradda.

DINING ROOM

12' 6" x 9' 9" (3.81m x 2.97m)

Pleasant views over the golf course and towards Bradda. Square arch to:

KITCHEN

10' 9" x 9' 0" (3.27m x 2.74m)

Newly fitted with white wall and base units, contrasting worktops incorporating eye level oven, grill and microwave, AEG black ceramic hob with cooker hood, integrated fridge/freezer, black composite sink unit, plumbing for dishwasher.

BEDROOM 1

17' 0" x 11' 0" (5.18m x 3.35m)

2 Double built-in wardrobes with inset arched recess. Rear aspect with pleasant views towards distant hills.

EN-SUITE SHOWER ROOM

Walk-in shower with power shower, w.c., wash hand basin, ladder style heated towel rail, tiled walls, motion sensor mirror, Xpelair. Cupboard housing Vaillant gas central heating boiler.

BEDROOM 2

12' 0" x 13' 0" (3.65m x 3.96m)

Front aspect, 2 double built-in wardrobes. Super views to distant hills.

BATHROOM

White suite comprising panelled bath with shower attachment, hand wash basin in unit, w.c., ladder style heated towel rail, motion sensor mirror, Xpelair.

OUTSIDE

Front communal lawned area. South facing communal lawned garden to the rear.

SINGLE GARAGE

19' 0" x 9' 0" (5.79m x 2.74m)

Electric up and over door (first garage in the block).

MANAGEMENT

Management company in place. Management fees approx £800 per year.

SERVICES

Mains water, drainage and electricity. Gas central heating, UPVC double glazing.

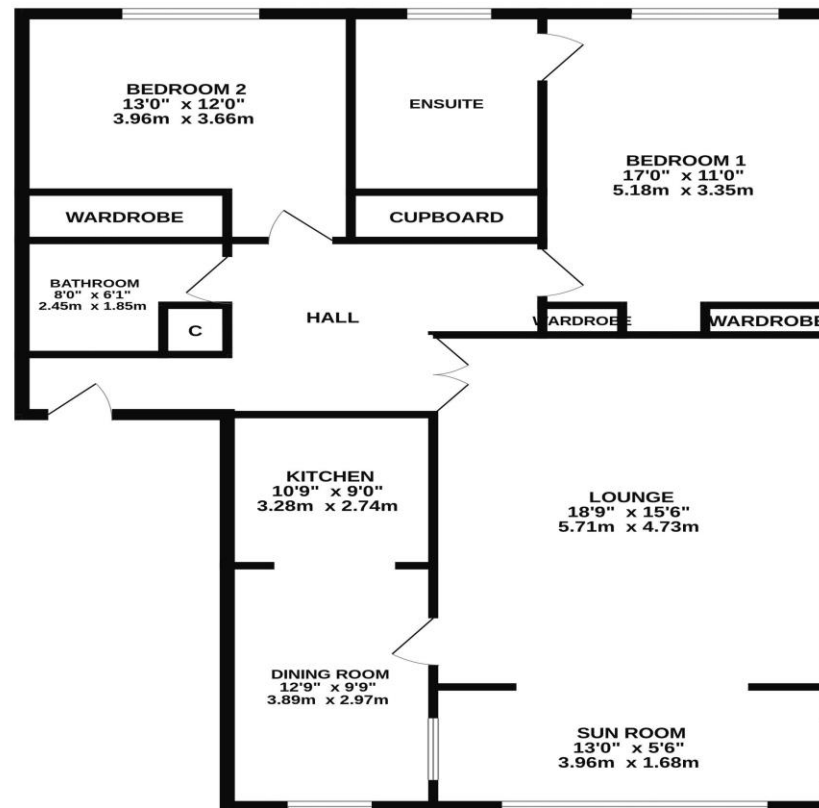
POSSESSION

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GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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

Since 1854



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