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28 Thornhill Close, Port Erin, IM9 6NG  
**Asking Price £365,000**



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A beautifully spacious, detached chalet style bungalow, situated just a short stroll from the shops, beach and local amenities. The property comprises generous lounge that extends into a bright and airy sun room area, alongside a well equipped kitchen, utility room and integral garage/store. There are 3 well proportioned bedrooms and a bathroom. Outside, the south facing garden offers a lawn, decked area and a summerhouse, ideal for outdoor relaxation. Additionally, a private driveway provides ample parking.





## LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade and take the third turning on the right hand side into Bay View Road. Proceed straight ahead and take the second to last turning on the left hand side into Ballakneale Avenue. Turn left into Thornhill Close, where number 28 is the first property on the left hand side.

## **ENTRANCE HALLWAY**

8' 10" x 10' 1" (2.68m x 3.07m)

Good sized welcoming hallway. Staircase leading to first floor.

## **LOUNGE**

11' 10" x 13' 0" (3.61m x 3.95m)

Lovely light and airy room. Raised plinth with electric freestanding electric stove. Opening to:

## **SUN ROOM AREA**

14' 5" x 4' 4" (4.4m x 1.33m)

Rear aspect with pleasant views towards distant hills. Door leading to outside. Door to:

## **UTILITY ROOM**

8' 2" x 5' 6" (2.5m x 1.68m)

Wall and base units, stainless steel sink unit, plumbing for washing machine. Door to:

## **INTEGRAL GARAGE/STORE**

12' 10" x 8' 5" (3.9m x 2.57m)

Light and power. Shelving. Up and over door.

## **DINING KITCHEN**

10' 6" x 14' 10" (3.2m x 4.53m)

Well fitted with good range of white wall and base units with contrasting worktops incorporating stainless steel sink unit, freestanding fridge/freezer, dishwasher, gas cooker. Cupboard housing gas central heating boiler. Wall mounted TV. Pleasant views over rear garden and towards hills.

## **BEDROOM 1**

11' 4" x 11' 5" (3.45m x 3.49m)

Good sized double bedroom. Built in wardrobes. Front aspect.

## **BATHROOM**

9' 7" x 5' 5" (2.91m x 1.64m)

Modern white suite comprising panelled bath with shower over, w.c., hand wash basin in fitted unit, ladder style towel rail, Xpelair.

## **FIRST FLOOR**

## **LANDING**

## **BEDROOM 3**

12' 0" x 11' 5" (3.66m x 3.48m)

Wash hand basin, wall of built in wardrobes, undereaves storage. Front aspect.

## **BEDROOM 2**

11' 11" x 11' 11" (3.63m x 3.63m)

Built in wardrobes, loft access. Views to the hills.

## **OUTSIDE**

South facing fenced rear garden mainly laid to lawn. Wooden shed. Outside tap. Wooden summerhouse with power and lighting (to include furniture). Decked area. Side access gate. Front Lawn and good sized driveway.

## **SERVICES**

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

## **POSSESSION**

Freehold. Vacant possession on completion. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.



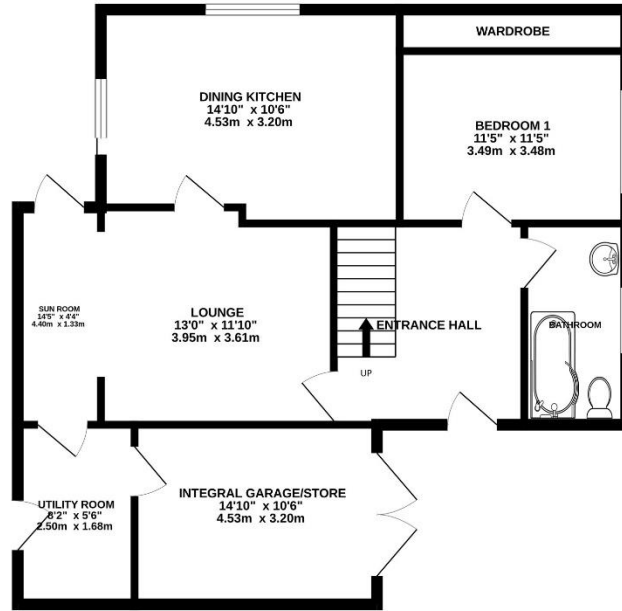




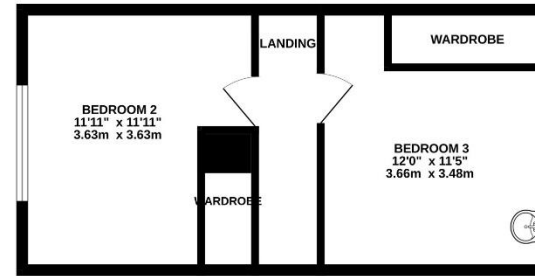




GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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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