



www.chrystals.co.im

11 Magher Donnag, Port Erin, IM9 6BY
Asking Price £299,000

11 Magher Donnag, Port Erin, IM9 6BY

Asking Price £299,000

A modern semi-detached home enjoying attractive views and set on an exceptionally large plot with a double garage, tucked away in a quiet cul-de-sac within a sought-after development. The accommodation includes a spacious lounge, dining room, kitchen, bathroom and three well-proportioned bedrooms. Outside, the property benefits from a lawned rear garden with an open outlook across surrounding fields, as well as a private driveway to the side. 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.

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 rear garden overlooking open fields. Side access gate. Front open plan lawn. with generous driveway to side.

DOUBLE GARAGE

2 x Up and over doors. Light and power. High pitched roof for storage.

SERVICES

Mains water, drainage and electricity. uPVC double glazing. Gas central heating (new boiler).

POSSESSION

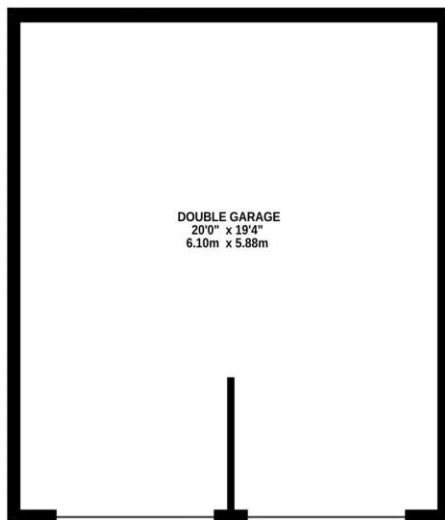
Freehold. Vacant possession on completion. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let,

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.

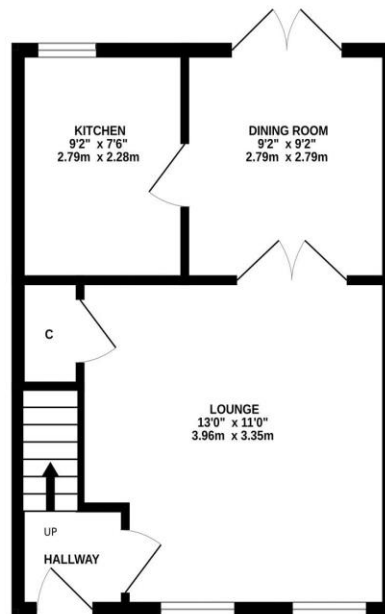




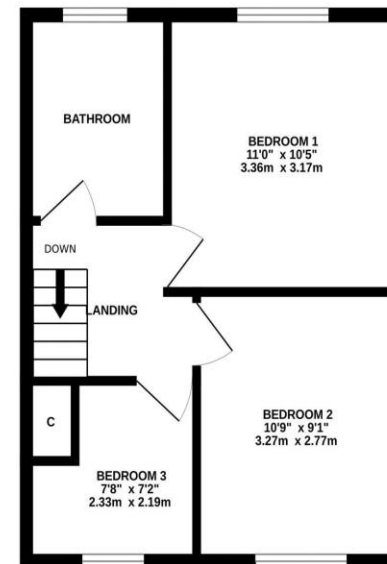
BASEMENT
384 sq.ft. (35.7 sq.m.) approx.



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.

Made with Metropix ©2024

Since 1854



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: 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.