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Failt Erriu, Howe Road, Port St Mary, IM9 5LB
Asking Price £465,000

Detached chalet style bungalow located in a superb elevated position to enjoy the breathtaking panoramic views over Port Erin, Port St Mary and towards Bradda, Fleshwick and Bay Ny Carrickey. Accommodation comprises 4 bedrooms, lounge, dining room, quality kitchen, sun room, utility room and bathroom. Outside the property boasts a detached garage, lawned front garden with large driveway and a private rear garden - perfect to sit and take in the spectacular scenery!



LOCATION

Travelling out of Port Erin along Castletown Road, turn right at the Four Roads roundabout and proceed ahead. Passing the Railway Station Public House on the right hand side, turn right into Plantation Road. Go straight ahead into Howe Road and travel up the hill. The property is the first property on the left hand side.

PORCH

Door to:

ENTRANCE HALLWAY

Good sized welcoming hallway with storage cupboard.

LOUNGE

14' 9" x 13' 10" (4.5m x 4.22m)

Lovely bright room set into large bay window with stunning views over Port Erin and towards Bradda Head, Fleshwick and surrounding countryside. Multi fuel stove.

BEDROOM 2 / DINING ROOM

14' 3" x 12' 2" (4.34m x 3.71m)

Large bay window with superb panoramic views over Port Erin and towards Bradda Head, Fleshwick and Bay Ny Carrickey. Wooden flooring.

BEDROOM 1

11' 10" x 9' 11" (3.61m x 3.02m)

Good sized double room. Double wardrobe. Spectacular views across the open rural fields towards the sea.

BATHROOM

Modern white suite comprising panelled bath with shower over, wash hand basin, w.c., underfloor heating, tiled walls and floor.

DINING ROOM / FAMILY ROOM

11' 9" x 11' 4" (3.59m x 3.46m)

Good sized versatile room. Staircase leading to first floor.

KITCHEN

12' 3" x 11' 7" (3.73m x 3.53m)

Good quality fitted kitchen featuring an excellent range of wood fronted wall and base units with contrasting worktops incorporating integrated double oven, microwave, hob with cooker hood, dishwasher, 1 1/2 bowl ceramic sink unit. Tiled floor. Opening to:

SUN ROOM

14' 1" x 11' 1" (4.30m x 3.38m)

Newly constructed beautifully cosy room with contemporary wood burning stove, tiled floor, downlighters. Stunning views across open countryside.

STORE ROOM

8' 2" x 3' 3" (2.50m x 1m)

Large walk-in store room housing oil fired central heating boiler, fitted shelving.

UTILITY ROOM

12' 0" x 5' 5" (3.65m x 1.65m)

Stainless steel sink unit, base units, worktops, plumbing for washing machine, space for fridge/freezer.

FIRST FLOOR

LANDING

Large under eaves storage cupboard.

BEDROOM 3

13' 3" x 14' 5" (4.03m x 4.40m)

Good sized double room with 2 built-in cupboards and shelving. Panoramic views over open countryside towards Port St Mary.

BEDROOM 4

13' 4" x 14' 5" (4.06m x 4.40m)

Store cupboard and undereaves storage area. Super views towards Bradda, Fleshwick and surrounding fields.

OUTSIDE

Large driveway, parking for several cars, front lawns. Side access gate. To the rear a lawned private garden backing onto surrounding fields with covered storage area, sensor lighting. Exceptional open views!

DETACHED GARAGE

Single detached garage with up and over door. Newly roofed. Covered open fronted lean-to storage area next to garage.

SERVICES

Mains water, drainage and electricity. Oil central heating. UPVC triple glazed.

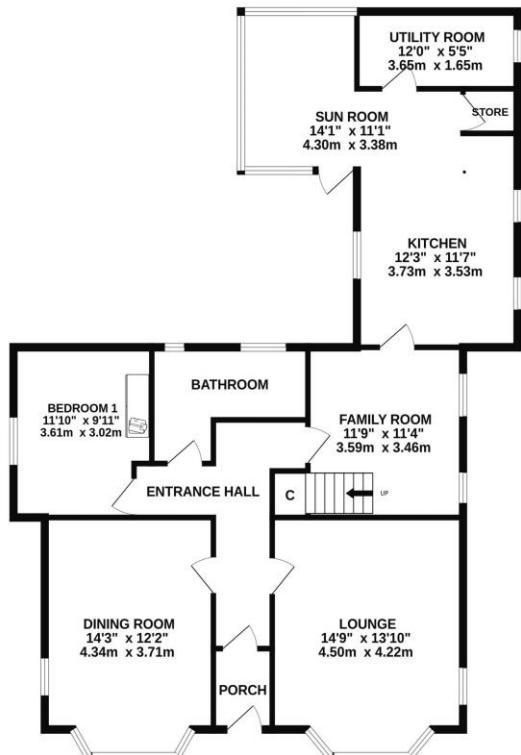
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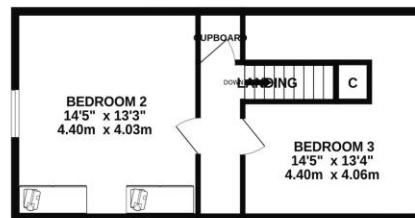




GROUND FLOOR



1ST 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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