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Renwall Garden, Queens Road, Port St Mary, IM9 5EN
Asking Price £455,000

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An Eco-friendly, contemporary detached true bungalow situated in the desirable peaceful village of Port St Mary, with beach, golf course and harbour minutes walk away. Designed with both the environment and economic running costs in mind, this modern and stylish home has been built with a range of environmentally conscious technologies which ensure both comfort and efficiency. Only approximately 7 years old, the light and airy accommodation comprises superb open plan kitchen/dining/family room, separate well-proportioned lounge, 2 double bedrooms, 2 en-suites, utility area, cloakroom and integral garage. Outside is a south facing rear garden with lawn and large patio area. No onward chain.



LOCATION

Travelling out of Port Erin on Station Road, approach the roundabout and take the 3rd exit towards Port St. Mary. Continue through the village and along Bay View Road, then follow the one way system into Park Road. Take the second left into Queen's Road, then take the fifth turning on the right, which is an unadopted lane between a bungalow and a house. Renwall Garden can be found on the left hand side.

ENTRANCE PORCH

Accessed via a composite Rockdoor. Door to:

LOUNGE

15' 3" x 14' 5" (4.65m x 4.4m)

Good sized room with large front window to provide lots of natural light. Lovely high ceilings.

KITCHEN/DINING/FAMILY ROOM

26' 3" x 16' 5" (8m x 5m)

A spacious, light and airy room with impressive high vaulted ceiling. Quality fitted kitchen with good range of cream base units with contrasting worktops incorporating stainless steel sink unit, wall shelving, Neff induction hob and oven with stainless steel hood, integrated Neff fridge/freezer and integrated Siemens dishwasher. Karndean flooring. French doors to south facing rear garden.

UTILITY AREA

12' 8" x 11' 0" (3.85m x 3.35m)

Large utility area housing the underfloor heating manifold and air source heat pump system. Hot water cylinder. Plumbing for washing machine and dryer. Velux window.

Tiled floor. Door to integral garage. Door to cloakroom.

CLOAKROOM

5' 7" x 4' 11" (1.69m x 1.5m)

Modern suite comprising w.c. and wash hand basin, tiled splashbacks,

INTEGRAL GARAGE

20' 0" x 11' 0" (6.10m x 3.35m)

Electric up and over door.

BEDROOM 1

12' 6" x 12' 0" (3.8m x 3.65m)

Double bedroom. Rear aspect.

EN-SUITE WET ROOM

8' 9" x 6' 7" (2.66m x 2m)

Contemporary wet room comprising w.c., wash hand basin, walk-in shower, chrome ladder style towel rail. Tiled walls and floor.

BEDROOM 2

12' 8" x 12' 0" (3.85m x 3.65m)

Double bedroom. Front aspect.

EN-SUITE BATHROOM

8' 9" x 6' 4" (2.66m x 1.94m)

Luxury bath with freestanding oval bath, shower cubicle, w.c., wash hand basin, tiled walls and floor.

INNER HALL

Access to large boarded and insulated loft, by pull-down ladder.

OUTSIDE

South-Easterly facing rear walled garden. Large paved patio with steps up to raised lawn area. Off road parking for 2 cars.

SERVICES

Mains water, drainage and electricity. Triple glazed throughout. Zoned underfloor heating throughout powered by an Air source heat pump. Mechanical ventilation system with Heat Recovery. Solar panning powered hot water.

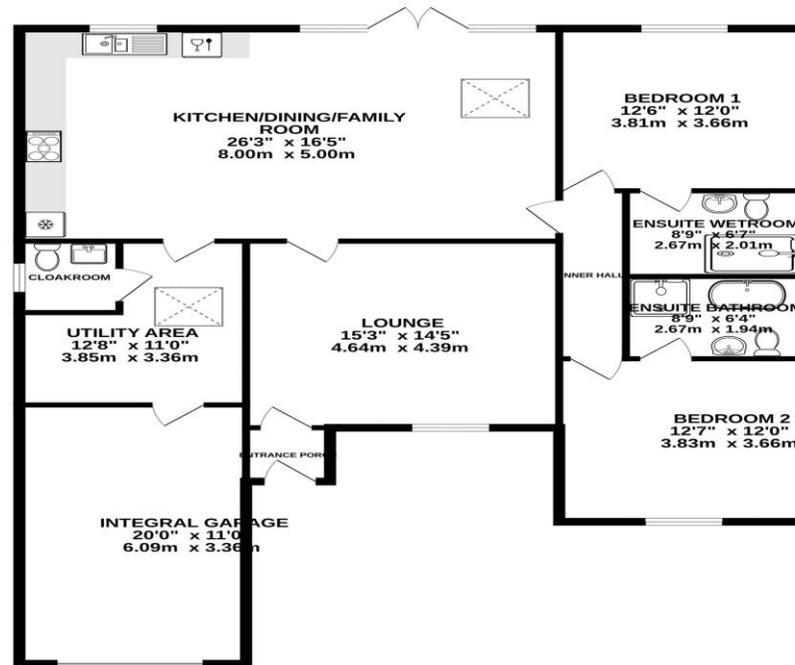
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GROUND FLOOR
1480 sq.ft. (137.5 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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Since 1854



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