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Heathmont, Castletown Road, Port Erin, IM9 6BD  
**Asking Price £439,000**



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A good sized detached true bungalow situated in a convenient location, being on a bus route and short level walk to Port Erin amenities, shops and beach. The property enjoys a private rear garden with super views over open fields. The accommodation comprises lounge/dining, kitchen, utility room, integral garage, conservatory, garden room, 3 bedrooms, bathroom and en-suite shower room. Outside to the front of the property is a large driveway. No onward chain.





## LOCATION

Travelling out of Port Erin, proceed along the Castletown Road towards the Four Roads roundabout. Heathmont can be found on the right hand side, opposite the entrance to the Milner Park development.

## **PORCH**

Glazed door to:

## **HALL**

Cloaks cupboard. Built in store cupboards.

## **LOUNGE/DINING ROOM**

28' 8" x 14' 7" (8.73m x 4.44m)

Large front window. Grey brick fireplace with tiled hearth and wooden surround, with gas fire inset. Adjoining display cabinets. Sliding doors to:

## **INNER HALL**

Access to partially boarded loft via Slingsby type ladder.

## **CONSERVATORY**

15' 9" x 10' 5" (4.80m x 3.17m)

Fitted blinds. French doors leading to large south facing patio area and garden.. Separate door to:

## **UTILITY ROOM**

8' 11" x 11' 0" (2.72m x 3.35m)

Spacious room complete with wall and base units, stainless steel sink unit, worktop, washing machine, dryer, fridge and freezer. Door to:

## **INTEGRAL LARGE SINGLE GARAGE**

22' 0" x 9' 1" (6.70m x 2.77m)

Electric up and over door. Alpha gas combi boiler. Light and power.

## **KITCHEN**

11' 10" x 10' 7" (3.60m x 3.22m)

Well fitted with wall to base units, and contrasting worktops incorporating electric cooker, cooker hood, dishwasher, fridge/freezer, single drainer sink unit and tiled splashbacks. Door leading to:

## **GARDEN ROOM**

8' 1" x 7' 10" (2.46m x 2.39m)

Lovely views over the rear garden. Door leading to conservatory.

## **BEDROOM 1**

10' 10" x 10' 3" (3.30m x 3.12m)

Wall of fitted wardrobes and shelving units. Views over pretty rear garden.

## **EN-SUITE SHOWER ROOM**

Comprises a walk in shower with hand rail, w.c, wash hand basin with vanity unit, and mirror with spotlights. Xpelair.

## **BEDROOM 2**

12' 8" x 10' 4" (3.86m x 3.15m)

Wall of fitted wardrobes. Front aspect.

## **BEDROOM 3**

9' 1" x 9' 0" (2.77m x 2.74m)

Wall of fitted wardrobes. Front aspect.

## **BATHROOM**

Suite comprising 'walk-in' bath with shower over, w.c., bidet and wash hand basin. Half tiled walls.

## **OUTSIDE**

An idyllic, large south facing garden, with a patio, lawn and rockery. Open fields to boundary and views towards the Mull. Walled and flagged barbeque area. To the front is a hedged garden with a 'horseshoe' driveway, lawn with borders, complete with Manx palm trees!

## **SERVICES**

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

## **POSSESSION**

Vacant possession on completion of purchase. 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.

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