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2 Close Cam, Port Erin, IM9 6NB  
**Asking Price £545,000**

Situated on a large corner plot, this detached true bungalow is a short level walk to all village amenities, shops, beach, schools and bus routes. The accommodation comprises lounge, superb dining kitchen, conservatory, utility room, cloakroom and integral double garage. There are 4 bedrooms, 1 with en-suite shower room and a family bathroom. Outside are lawned gardens with block paved driveway to front. The property is offered with no onward chain.





## LOCATION

Travelling out of Port Erin along Station Road turn left into Ballafesson Road then second left into Bay View Road. Take the first left hand turn into Close Cam and number 2 is the first property on the right hand side.

## **PORCH**

Door to:

## **ENTRANCE HALLWAY**

Light and airy welcoming hallway.

## **LOUNGE**

23' 9" x 12' 10" (7.23m x 3.91m)

Feature fireplace (currently sealed off) with raised hearth. Large sliding patio doors to outside. Opening to:

## **DINING KITCHEN**

23' 6" x 10' 6" (7.16m x 3.20m)

Superbly fitted with excellent range of wall and base units with contrasting worktops incorporating sink unit, ceramic hob with cooker hood over and glass splashback, microwave, oven, integral dishwasher, integral fridge/freezer. Door to:

## **UTILITY ROOM**

12' 3" x 7' 6" (3.73m x 2.28m)

Stainless steel sink unit, wall and base units, worktop, plumbing for washing machine, space for tumble dryer. Door to integral double garage. Door to:

## **CLOAKROOM**

W.C., hand wash basin in unit.

## **INTEGRAL DOUBLE GARAGE**

16' 7" x 14' 11" (5.05m x 4.54m)

Megaflo, oil central heating boiler, electric up and over door.

## **CONSERVATORY**

16' 0" x 12' 0" (4.87m x 3.65m)

Lovely room with sliding patio doors to rear garden. Separate access door also to garden. Pleasant outlook over private gardens.

## **INNER HALL**

Loft access to boarded loft.

## **BEDROOM 3**

8' 8" x 6' 11" (2.64m x 2.11m)

Single bedroom with built-in wardrobe and drawers. Rear aspect.

## **BEDROOM 4 / STUDY**

10' 2" x 7' 3" (3.10m x 2.21m)

Front aspect.

## **BEDROOM 2**

12' 7" x 9' 10" (3.83m x 2.99m)

Double bedroom with built-in wardrobes and drawers. Front aspect.

## **BATHROOM**

Modern white suite comprising bath with shower over, chrome ladder style heated towel rail, w.c., wash hand basin in unit, mirror with light, fully tiled walls, downlighters, built-in airing cupboard, Xpelair.

## **BEDROOM 1**

16' 0" x 11' 0" (4.87m x 3.35m)

Large double bedroom with built-in wardrobes.

## **EN-SUITE SHOWER ROOM**

Quality fitted walk-in shower, twin wash hand basin in unit, w.c., mirror, chrome ladder style heated towel rail, fully tiled walls.

## **OUTSIDE**

Large corner plot mainly laid to lawn. Private rear garden with decked areas. Block paved driveway to front.

## **SERVICES**

Mains water, drainage and electricity. UPVC double glazing. New Worcester oil central heating boiler to be installed. Sale to include 2 benches, metal shed, various flower pots.

## **POSSESSION**

Vacant possession on completion of purchase. Freehold. 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.





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