



Immaculately presented mid terraced cottage set in a quiet semi rural location with views towards Port Erin beach and Bradda, but yet still convenient for all village amenities. The bright and airy accommodation comprises, well proportioned lounge, dining kitchen, store room, 2 double bedrooms and bathroom. Outside is a pretty paved cottage garden with a first floor balcony at the rear which overlooks the fields and countryside. Viewings strongly recommended to fully appreciate this lovely home!



LOCATION

Travelling through Port Erin along Station Road, turn left into Strand Road and bear right up St Georges Crescent. Turn left at the junction and then left again into St Marys Road. May Cottage is located on the right hand side.

PORCH

Decorative glass panelled door. Glazed door to:

HALLWAY

Staircase leading to first floor.

LOUNGE

14' 6" x 10' 10" (4.42m x 3.30m)

Superbly presented, light and airy room. Oak flooring. Wood burning stove. Front aspect.

DINING KITCHEN

14' 6" x 11' 6" (4.42m x 3.50m)

Well fitted white wall and base units with contrasting worktops incorporating electric hob, electric oven, point for fridge/freezer, dishwasher, black composite sink unit. Cupboard housing Vaillant gas central heating boiler.

REAR PORCH/STORE ROOM

Understairs cupboard. Tiled floor. Plumbing for washing machine. w.c..

FIRST FLOOR

LANDING

BEDROOM 2

14' 7" x 14' 6" (4.44m x 4.42m)

(Currently used as sitting room). Log burning stove. Pleasant views towards Bradda and Port Erin Beach. Door to:

BALCONY

10' 8" x 3' 8" (3.25m x 1.12m)

Lovely open views over neighbouring field and countryside. Rear aspect.

BEDROOM 1

14' 7" x 11' 7" (4.44m x 3.53m)

Pleasant views towards Bradda and Port Erin Beach. Front aspect.

BATHROOM

11' 8" x 3' 8" (3.55m x 1.12m)

White suite comprising freestanding 'claw foot' bath, w.c., wash hand basin, Velux.

OUTSIDE

To the front is a pretty paved cottage garden, which enjoys pleasant views towards Bradda and Port Erin.

SERVICES

Mains water, drainage and electricity. PVC double glazing. Gas central heating (boiler is approx 11 years old).

POSSESSION

Vacant possession on completion of purchase.

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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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