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Cronk Ny Ferrishyn, Ballafesson Road, Port Erin, IM9 6TU

**Asking Price £449,000**



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Spacious true bungalow set in this picturesque non-estate location, enjoying glorious views across open fields. The light and airy accommodation comprises 4 bedrooms, bathroom, en-suite shower room, breakfast kitchen, dining room and lounge. Outside are fenced lawned gardens with patio area, generous car port and large block paved gated driveway. The property is offered with no onward chain.





## LOCATION

Travelling out of Port Erin on Station Road, take the first left into Ballafesson Road. Continue along for approximately half a mile where Cronk Ny Ferrishyn can be found on the left hand side.

## REAR PORCH

Boiler room and pantry.

## ENTRANCE HALLWAY

Airing cupboard housing Megaflo. Cloaks cupboard. Access with ladder to part boarded loft.

## LOUNGE

19' 0" x 13' 9" (5.79m x 4.19m)

Generous lounge with lovely open brick fireplace. Double French doors with large full height windows stretched right across the room giving a full view out to the garden and over open fields.

## DINING ROOM

11' 0" x 14' 5" (3.35m x 4.39m)

Sliding patio doors to outside.

## BREAKFAST KITCHEN

13' 9" x 12' 3" (4.19m x 3.73m)

Well fitted wall and base units with plenty of storage, contrasting worktops incorporating stainless steel sink unit, electric hob with cooker hood over. Space and power points for fridge/freezer, microwave oven (not working), plumbing for dishwasher and washing machine. Pine ceiling with spotlights.

## BEDROOM 1

20' 0" x 9' 0" (6.09m x 2.74m)

Fitted wardrobe with sliding mirrored doors, large dressing area with door to:

## EN-SUITE SHOWER ROOM

Fully tiled white walls with pvc wall boards around the corner shower. Duel shower head, wash hand basin, w.c, bidet and ladder style heated towel rail.

## BEDROOM 2

11' 11" x 9' 3" (3.63m x 2.82m)

Fitted mirror fronted wardrobes. Fantastic views over surrounding fields.

## BEDROOM 3

11' 11" x 9' 0" (3.63m x 2.74m)

Fitted mirror fronted wardrobes. Fantastic views over surrounding fields.

## STUDY/BEDROOM 4

7' 0" x 14' 5" (2.13m x 4.39m)

## BATHROOM

White suite comprising 'P' shaped bath with shower over, wash hand basin, w.c., tiled walls, pvc wall boards and ladder style heated towel rail.

## CAR PORT

22'0"

## OUTSIDE

Fenced garden with patio and lawned area to the rear. Gated entrance with block paved driveway to the front.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating. uPVC double glazing.

## 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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