

CHRYSTALS
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4 Magher Donnag, Port Erin, IM9 6BY

Asking Price £175,000

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Superbly presented purpose built first floor apartment situated on popular development, within easy walking distance to shops, amenities and beach. Accommodation comprises lounge, breakfast kitchen, 2 bedrooms and bathroom. The property benefits from pleasant views to the front towards the hills. Outside is small lawned area and general parking area. No onward chain.







LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and proceed ahead. Turn right into the Ponyfields development and turn immediately left. Travel ahead and number 4 is along on the right hand side.

MAIN FRONT DOOR

Staircase leading to front door of the apartment. Handrail.

ENTRANCE HALLWAY

Built-in airing cupboard. Loft access. Store cupboard.

LOUNGE

12' 8'' x 8' 11'' (3.86m x 2.72m)

Pleasant front aspect with views towards distant hills.

DINING KITCHEN

11' 8'' x 8' 2'' (3.55m x 2.49m)

Modern grey gloss fronted wall and base units with contrasting worktops, incorporating stainless steel sink unit with mixer tap, washing machine, fridge/freezer, ceramic hob and electric oven. Cupboard housing gas central heating boiler.

BEDROOM 1

12' 8'' x 8' 11'' (3.86m x 2.72m)

Built-in wardrobe. Front aspect. Views towards distant hills.

BEDROOM 2

8' 6'' x 7' 6'' (2.59m x 2.28m)

BATHROOM

5' 7'' x 5' 7'' (1.70m x 1.70m)

Modern white suite comprising panelled bath with shower over and screen,, w.c., and wash hand basin.

OUTSIDE

Small lawned area to the front of the property.

SERVICES

Main water, drainage and electricity. Gas central heating.

POSSESSION

Vacant possession on completion. Freehold. No onward chain. *** The 2 apartments in the block (ground floor and first floor) are freehold and operate under a 'tenant in common' arrangement, entailing a 50% share each, duly covered by a lease with equitable burdens to each other in a balanced 50/50 split. Advisable to seek guidance from your mortgage lender if mortgage is required, due to the nature of this shared ownership structure *** 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.



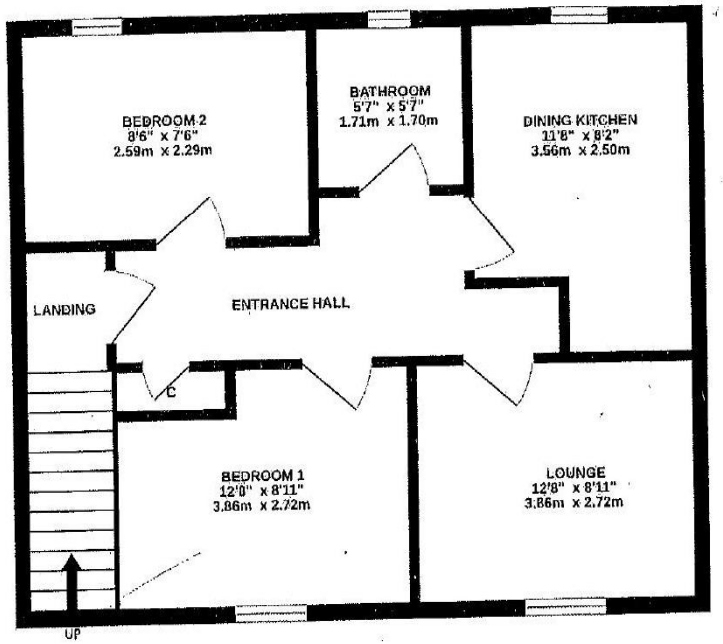







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For Sale
833903

496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.

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