

CHRYSTALS
ESTATE AGENTS • VALUERS • SURVEYORS

www.chrystals.co.im

Shalmane, Old School Road, Port St Mary, IM9 5LR

Asking Price £345,000

Shalmane, Old School Road, Port St Mary, IM9 5LR

Asking Price £345,000

Detached bungalow in a quiet location on the outskirts of Port St Mary, with lovely uninterrupted rural views. Convenient for Port Erin and Southern villages. Accommodation comprises lounge/dining, kitchen, conservatory, 2 bedrooms and shower room on the ground floor, with an attic room, further bedroom and en-suite shower room on the first floor. Outside is an enclosed rear garden backing onto open fields, with a small walled garden to the front. Garage and driveway. Requires modernisation. No onward chain.







LOCATION

Travelling out of Port Erin along Castletown Road, proceed to the Four Roads roundabout and turn left. Continue past Rushen Church and the nature reserve, and Shalmane can be found on the left hand side.

PORCH

ENTRANCE HALL

LOUNGE/DINING

18' 0'' x 14' 6'' (5.48m x 4.42m)

Bay window. Feature fireplace. Open views over fields.

KITCHEN

14' 2'' x 10' 9'' (4.31m x 3.27m)

Range of wall and base units, stainless steel sink unit.

REAR HALL

CONSERVATORY

9' 6'' x 7' 1'' (2.89m x 2.16m)

BEDROOM 1

12' 10'' x 10' 6'' (3.91m x 3.20m)

Front aspect.

BEDROOM 2

11' 4'' x 9' 6'' (3.45m x 2.89m)

Rear aspect.

SHOWER ROOM

Shower cubicle, w.c., wash hand basin.

FIRST FLOOR

ATTIC

16' 4'' x 11' 1'' (4.97m x 3.38m)

Velux window.

BEDROOM 3

11' 1'' x 10' 7'' (3.38m x 3.22m)

Velux window.

EN-SUITE SHOWER ROOM

Shower, w.c., wash hand basin.

OUTSIDE

Rear garden with lawn, mature shrubs and trees. Small walled front garden. Driveway. Side access. Uninterrupted views over open fields to the front and back.

GARAGE

15' 10'' x 10' 0'' (4.82m x 3.05m)

SERVICES

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

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.













Total: 1056 sq. Ft, 98 m2

Ground Floor: 854 sq. Ft, 79 M2, 1st Floor: 202 sq. Ft, 19 m2
Excluded Areas: Porch: 16 sq. Ft, 2 M2, Garage: 158 sq. Ft, 15 M2, Fireplace: 10 sq. Ft, 1 M2,
Attic: 153 sq. Ft, 14 M2, Walls: 139 sq. Ft, 12 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.

Since 1854

RICS

DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.