



ASKING PRICE

£289,950

THE DETAILS

 4  2  3



B House
Darrag, Port Erin
£289,950

call in today or visit www.blackgracecowley.com for more details

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a: 17A Orchard Road, Port Erin, Isle of Man, IM9 6AJ

PROPERTY DETAILS FOR
B House, Darrag, Port Erin



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THE DESCRIPTION

- Semi Detached House in elevated coastal position
- Stunning front view over Port Erin, Bay and Bradda Head
- Lounge, dining room, study, breakfast kitchen
- Ground floor shower/ cloakroom
- 3 Bedrooms and bathroom on first floor
- Attic Bedroom
- Gas central heating, uPVC double glazing
- 3 car parking spaces, front and rear garden
- No onward chain

THE PROPERTY

DIRECTIONS

Travelling into Port Erin along Station Road after crossing the pedestrian crossing take the first left and bear left onto St Georges Road. Continue to the top of St Georges Road and at the cross roads turn left on Ballafurt Road. Continue up the road and you will see the sign for the Darrag on the right hand side. B House can be found halfway along the road situated on the left hand side clearly identified by our Black Grace Cowley For Sale Board.

ENTRANCE (APPROX 14'9 X 6'2)

Conservatory Style entrance uPVC double glazed door, quarry tiled flooring, inner hall off. Stairs to First floor

CLOAKROOM/SHOWER ROOM (APPROX 9'2 X 6'2)

Fitted with a white 3 piece suite comprising shower cubicle with plumbed thermostatic mixer shower, wash hand basin set in vanity unit with over light/shaver point, ladder style radiator. Fully tiled walls, quarry tiled flooring.

LOUNGE (APPROX 16'8 X 10'1)

Large bay window with fabulous views over Port Erin. Wood fire surround with slate hearth, multi fuel fire, coved ceiling.

DINING ROOM (APPROX 13'2 X 11'6)

Cast iron fireplace with tiled slips and wooden surround, fitted alcove shelving, picture rail, solid wooden flooring.

STUDY (APPROX 10'1 X 6'2)

Double aspect window. Views over Port Erin Bay and beach.

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BREAKFAST KITCHEN (APPROX 15'7 X 12'6)

Fitted base, wall and drawer units, 1½ stainless steel sink unit. Cookmaster electric range with hob and extractor fan hood above, splash backs, tiled floor, skylight windows, spot lights and down lighters, Door leading to:

REAR PORCH

Door to rear garden.

FIRST FLOOR

LANDING

Fitted shelving, shelved airing cupboard, stairs to attic bedroom.

BEDROOM (APPROX 15'7 X 9'7)

Bay window with stunning views over Port Erin Bay, beach and Milner Tower.

BEDROOM (APPROX 9'7 X 9'2)

Original cast iron fireplace, window with open views over the rear.

BEDROOM (APPROX 9'1 X 7'4)

Views as bedroom 1

ATTIC BEDROOM (APPROX 15'8 X 11'10)

Spacious converted attic room with views as bedroom 1. Eves access.



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BATHROOM (9' X 5'2)

Fitted with a 4 piece bathroom suite comprising paneled bath with shower mixer head, toilet, bidet, wash hand basin, light with shaver socket, fully tiled. Laminate flooring.

OUTSIDE

Paved front garden with flower and shrub borders. Mature boundary hedging. Paved rear garden with open countryside beyond. Off road parking for 3 cars to front of property.

SERVICES

All mains services are installed. Gas fired central heating.

TENURE

The Tenure is Freehold.

POSSESSION

Vacant possession on completion of purchase.

VIEWINGS

Strictly through the agent Black Grace Cowley.

FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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