



ASKING PRICE

£325,000



THE DETAILS



6 St Marys Glebe
Port St Mary
£325,000

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 832 200

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

PROPERTY DETAILS FOR
6 St Marys Glebe, Port St Mary



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THE DESCRIPTION

- Immaculate detached family house
- Situated in a small quiet cul de sac
- Fitted kitchen and good sized lounge leading into dining room
- Everest conservatory with self cleaning solar glass roof
- 3 Double bedrooms all with sea views
- Good size family shower room
- Gas fired central heating
- Fully double glazed throughout
- Single garage & off road parking for 1 car

THE PROPERTY

DIRECTIONS

Travelling from the four roads roundabout continue into Port St Mary village. Follow the road around onto Fistard Road and continue up the hill passing the golf course on your right. Turn right into St Marys Glebe then bear left and take the first right and No 6 can be found on the left hand side clearly identified by our Black Grace Cowley for sale board.

COVERED ENTRANCE

Part double glazed uPVC front door.

HALL

Karndean flooring with stairs leading to first floor.

CLOAKROOM (APPROX 4'5 X 2'5)

Toilet, wash hand basin with wall mounted mirror.

LOUNGE (APPROX 15'8 X 13'4)

Electric fire with surround, coved ceiling, under stairs storage cupboard. Archway leading to :

DINING ROOM (APPROX 11'6 X 11'3)

Coved ceiling, french uPVC double doors looking out over rear garden.

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KITCHEN (APPROX 14' X 8'2)

Fully fitted white base, wall and drawer units with granite effect worktops, inset 1½ stainless steel sink, partly tiled splash backs. New world range double oven with eight ring gas hob, vent axia electric fan. Plumbing for dishwasher and space for fridge freezer. Laminate flooring, wood effect ceiling. Part glazed pannelled door leading to:

CONSERVATORY (APPROX 11'2 X 9'9)

Everest conservatory with self cleaning solar glass roof, heat lock sealed units. Wall mounted vertical radiator. Laminate flooring. Door leading to rear garden. Door leading to:

INTEGRAL SINGLE GARAGE (APPROX 17'7 X 10'3)

Power and plumbing for automatic washing machine and dryer. Worcester boiler with full service history, gas central heating. Wooden shelving for storage, up and over garage door.

LANDING

Loft access, fully insulated.

MASTER BEDROOM (APPROX 13'7 X 12'3)

Fully fitted with Hammonds built in wardrobes, drawers, T.V cabinet, dressing table with drawers. Views over garden and superb sea views.

BEDROOM (APPROX 11'5 X 10'10)

Fully fitted with Hammonds built in wardrobes comprising of drawers with two part glazed doors. Pleasant views towards Castletown and Scarlet.



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BEDROOM (APPROX 10' X 7'6)

Wonderful sea views over Perwick Bay and Glen Chass.

SHOWER ROOM (APPROX 8'7 X 8')

Three piece white suite comprising, large curved shower cubicle with glass doors, Mira shower, wash hand basin with wall mounted mirror above, glass fitted shelf, toilet, two large storage cupboards. Fully tiled. Down lighters and fully tiled floor.

OUTSIDE

Private south facing rear garden, part lawned, hedges and shrubs. Paved patio, side entrance with gate. Blocked paved driveway with parking for one care, with lawned side, front gardens.

SERVICES

All main services are installed. Gas central heating

TENURE

Freehold

POSSESSION

Vacant possession on completion of purchase.

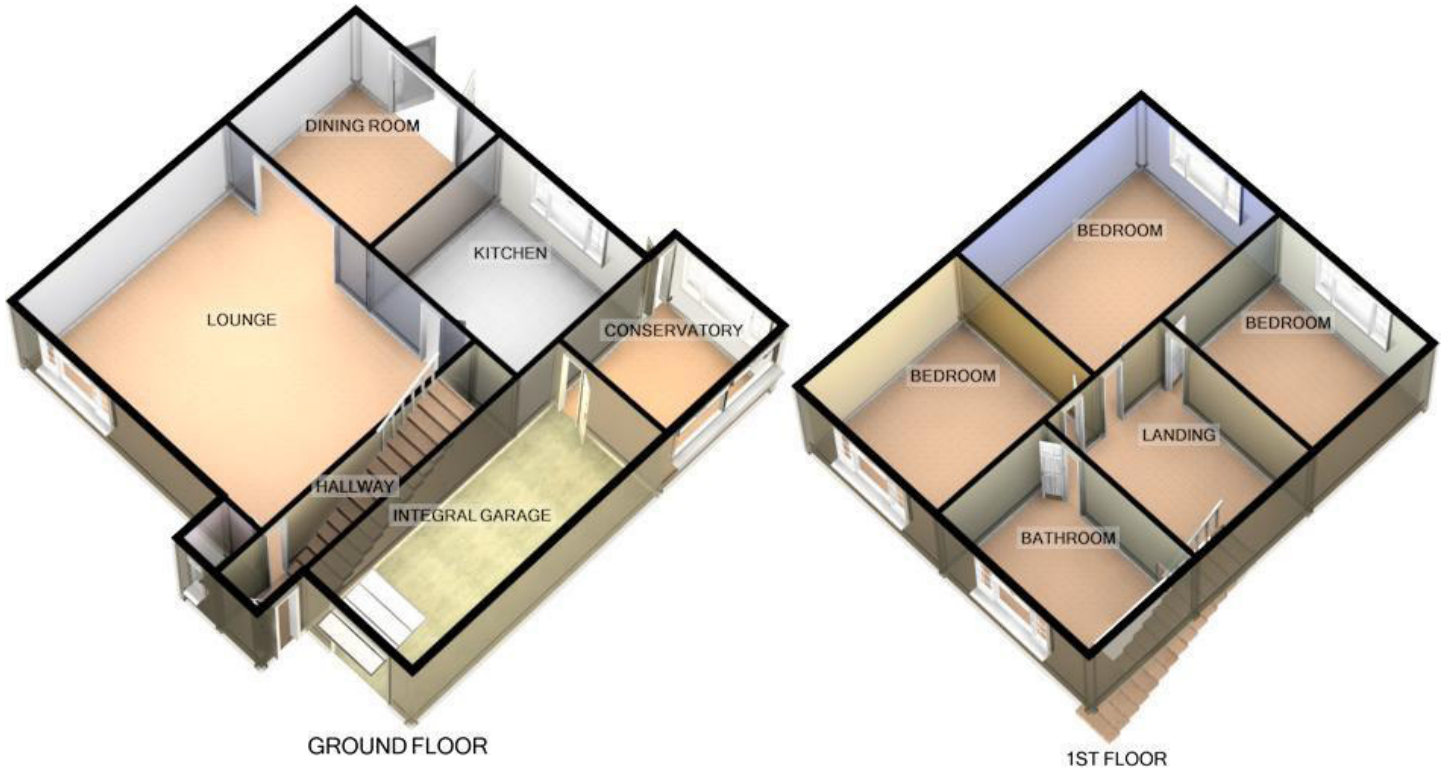
VIEWINGS

Strictly through the agent Black Grace Cowley.

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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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