



ASKING PRICE

£269,950

THE DETAILS

 4  2  3



7 Creggan Mooar
Port St Mary
£269,950

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
7 Creggan Mooar, Port St Mary



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THE DESCRIPTION

- Spacious 4 bedroom house with splendid rural views to the rear
- Walking distance to local amenities such as shops, schools and the beach
- 22'4" Lounge/dining Area plus family room and conservatory
- Modern fully fitted kitchen with integral appliances
- 4 Bedrooms (One en-suite with fitted units, Jacuzzi bath and separate shower)
- uPVC double glazed, oil central heating
- Garage/Storeroom
- Paved driveway
- Private rear garden
- Internal inspection highly recommended

THE PROPERTY

DIRECTIONS

From Four Roads roundabout continue towards Port St Mary, passing The Railway Station Public House and the crossroads take the next turning on the left (opposite the Primary School) into Creggan Mooar. Bear left and the property can be found on the left hand side clearly identified by our Black Grace Cowley For Sale board.

ENTRANCE PORCH

Dwarf walls and uPVC double glazed windows to three sides with a polycarbonate roof. uPVC part glazed door leading to:

HALL

Stairs leading to first floor. Access to the main receptions and kitchen.

LOUNGE/DINING ROOM (APPROX 22'4 X 13'0)

Generous L shaped room, Open fire with brick surround and tiled hearth. Coved ceiling. uPVC double doors leading to:

CONSERVATORY (APPROX 11'6 X 10'0)

uPVC double glazed giving access to the rear patio and garden with lovely countryside views to rear.

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KITCHEN (APPROX 11'6 X 10'0) MAX

Modern fully fitted kitchen with an extensive range of cream high gloss wall, drawer and base units, wall mounted display cabinets with lighting, integral microwave. Wood effect work surfaces incorporating a stainless steel sink 1 and a half bowl with drainer, mixer taps and instant boiling water tap. Fully tiled walls with under cupboard and kickboard LED lights. Appliances include a Electrolux eye level double oven and grill. Integral fridge and dishwasher. Under stairs storage cupboard with shelf. Fantastic countryside views. Door leading to:

FAMILY ROOM (APPROX 12'10 X 8'1)

Dual aspect room with uPVC sliding doors to rear patio and garden. Wood effect flooring. Access to:

GARAGE/STORAGE ROOM (APPROX 9'2 X 8'2)

Oil boiler serving hot water and central heating system. Fitted storage units and worktop. Plumbing for automatic washing machine. Space for freezer and tumble dryer. Fitted shelving.

FIRST FLOOR

LANDING

Large linen cupboard with shelves. Loft access.

BEDROOM 1 (APPROX 12'9 X 8'2)

Double bedroom with dual aspect windows with fabulous hill views towards Bradda, Milner's Tower and the Southern Hills.

EN-SUITE (APPROX 8'7 X 8'0)

Spacious en-suite comprising of a curved separate walk in shower unit with plumbed 'Mira' mixer shower, Jacuzzi corner bath with shower attachment, wash hand basin set in vanity unit with plenty of storage space, tall cupboard and toilet and Velux window.

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BEDROOM 2 (APPROX 12'0 X 10'5)

Good size double bedroom with twin Velux windows.

BEDROOM 3 (APPROX 10'4 X 9'9)

Double bedroom, double glazed window with lovely views towards the countryside and Bradda.

BEDROOM 4 (APPROX 10'8 X 6'6)

Single bedroom, double glazed window with views towards the countryside and the southern hills.

FAMILY BATHROOM

White suite comprising paneled bath with 'Mira' shower over, wash hand basin set in vanity unit with storage cupboards and toilet. Shaver socket and light. Down lighters, under eaves storage cupboard. Velux window.

OUTSIDE

FRONT GARDEN

Lawned area with mature hedge boundaries. Blocked driveway with parking for up to 2 vehicles. Side gate, access to the rear.

REAR GARDEN

Large paved area, Lawn. Manx stone wall boundaries and mature hedge. Oil tank to side of property. Large shed. Fabulous views over open countryside and the southern hills.

TENURE

The tenure is freehold.



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SERVICES

All mains services are installed. Oil fired central heating.

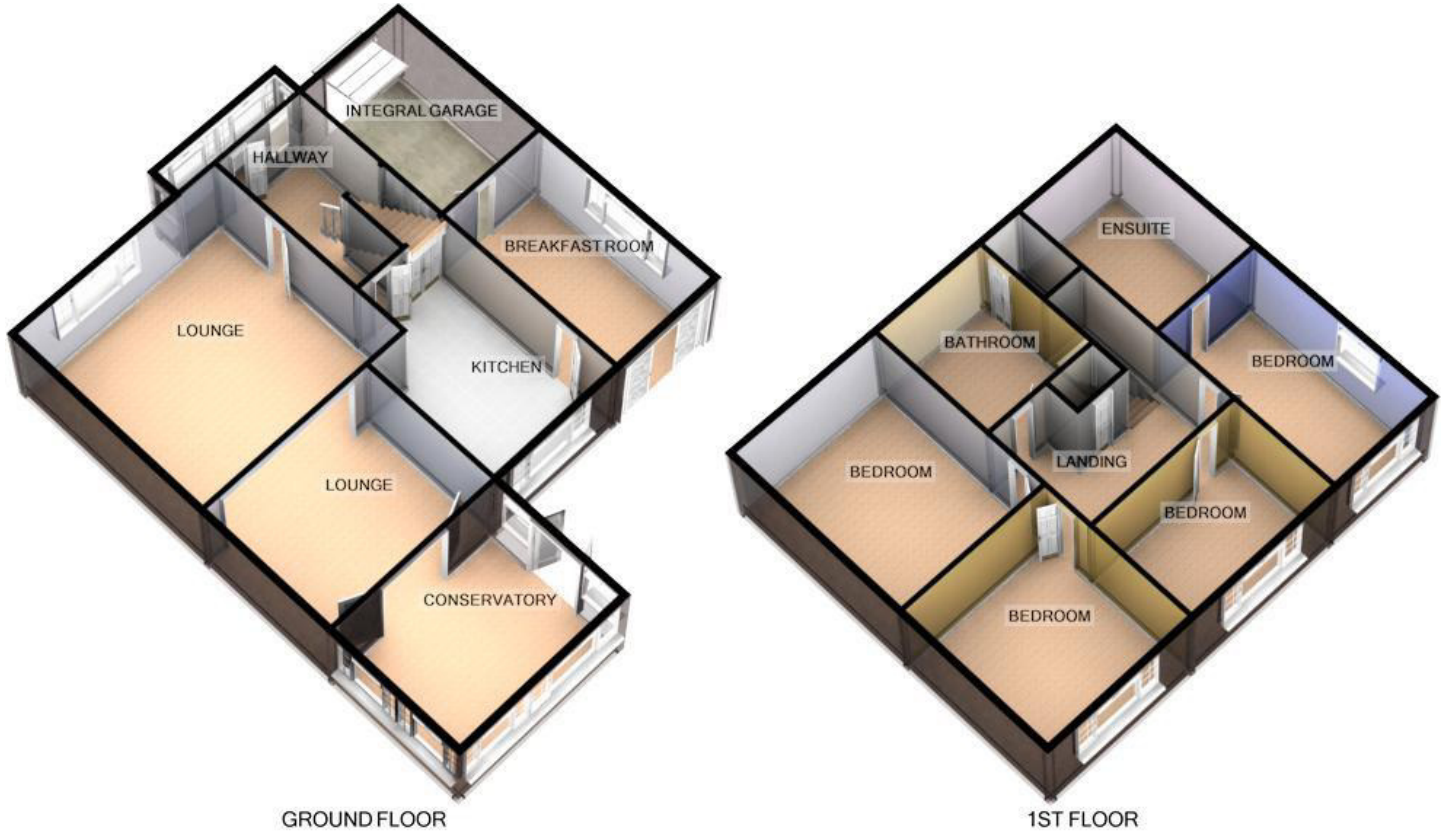
POSSESSION

Vacant possession on completion of purchase.

VIEWINGS

By appointment 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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