



ASKING PRICE

£325,000

## THE DETAILS



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26 Droghadfayle Road

Port Erin

£325,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD















## THE DESCRIPTION

- Detached 3 Bedroom dormer bungalow
- Modernisation required throughout
- Situated in a sought after location in Port Erin
- 2 Reception rooms and Conservatory
- 2 Bathrooms and Attic Hobbies Room
- Integral single Garage
- uPVC Double glazing and Gas fired central heating
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer the opportunity to purchase this 3 bedroom detached dormer bungalow. Located in a sought after location, a short walk away from shops, restaurants and Port Erin Bay.

Upon entering the property the entrance hall features under stairs storage space. To the right is the large lounge with period style fireplace and double doors to the dining room. An archway opening leads onto the kitchen, with sliding patio doors onto the conservatory. Additionally off the entrance hall is the ground floor double bedroom and family bathroom. The integral garage features a recently fitted roller door and uPVC double glazed window.

Stairs lead to the first floor where there are 2 large double bedrooms and a fitted shower room. The front bedroom includes a small walk in wardrobe, with the rear bedroom providing views up to Bradda Head. The attic hobbies room is accessed via a drop down ladder and has Velux windows providing natural light.

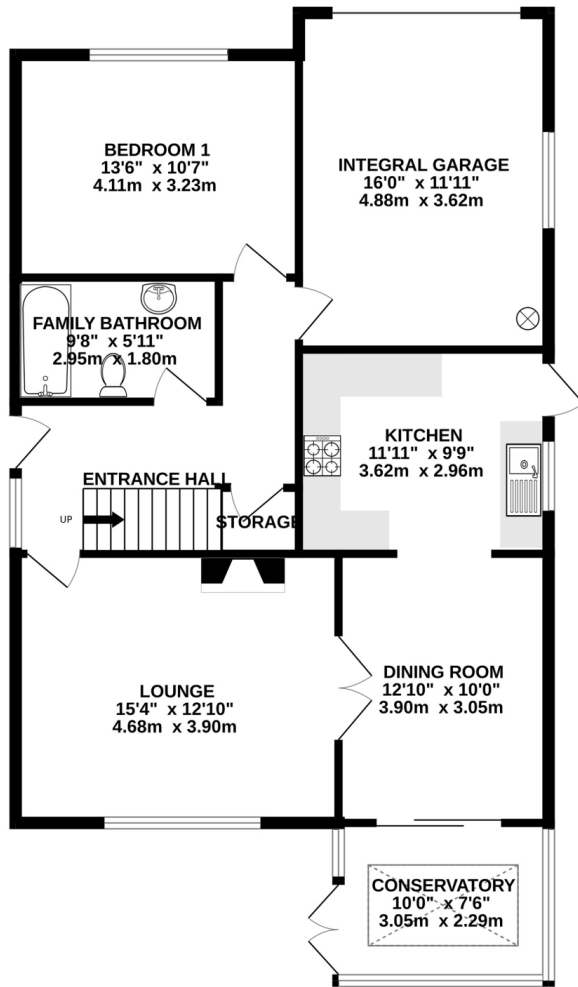
Private gardens to the rear with mature borders and timber fencing. Lawned garden to the front of the property with off road parking for a vehicle. Double glazed uPVC windows and gas fired central heating.

Modernisation is required throughout. The property is on offer with no onward chain.

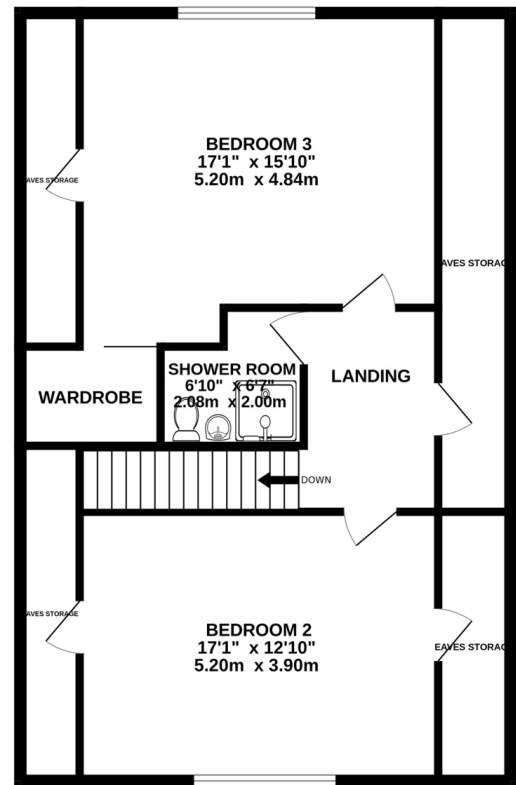


## FLOORPLAN

GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 1870 sq.ft. (173.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PROPERTY DETAILS FOR

## 26 Droghadfayle Road, Port Erin

### Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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