



ASKING PRICE

£379,950

THE DETAILS



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26 Close Famman
Port Erin
£379,950

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

PROPERTY DETAILS FOR
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THE DESCRIPTION

- Well presented detached True Bungalow situated within a quiet cul-de-sac in Port Erin
- Extended spacious bungalow incorporating a contemporary L-shaped Kitchen Dining Living Room
- Lounge, Utility Room, Master Bedroom with fitted wardrobes and En Suite Shower Room
- Bedroom 2 with fitted wardrobes, Study/3rd Bedroom and modern Family Bathroom
- Garage and driveway parking for 3 cars
- Large south west facing rear garden
- uPVC double glazing throughout
- Oil fired central heating
- Potential for no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer this stunning extended detached bungalow situated within a sought after location in Port Erin, 26 Close Famman has been maintained and modernised to the high standard by the current vendor.

The Entrance Porch leads through to a good sized dual aspect Lounge with views towards the distant hillside, off the Lounge is a door leading into a Study/3rd Bedroom. Continuing through the Lounge into the Inner Hallway there is a large Storage Cupboard, then a door to the modern L-shaped recently renovated Kitchen Dining Living Space. The Kitchen itself is fitted with contemporary wall and base units with laminate work tops and LED lighting. The Dining Area leads off the kitchen and provides ample space for a dining table and chairs with a seating area to the far end with French doors leading out to the rear garden. The dining and living space benefits from a lantern sky light offering plenty of natural light into the room. Off the Kitchen Diner is a door into the Utility Room which also has access out to the front driveway area.

Off the inner hall there is a modern Family Bathroom comprising a three piece suite. Bedroom 2 has a fitted wardrobe and is situated to the rear of the property. The Master Bedroom is also situated to the rear of the property and is a large and spacious bedroom with a mirrored fitted wardrobes to one wall, door into a recently modernised En Suite Shower Room with large walk in shower cubicle, wash hand basin and W.C.



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There is a single garage with an up and over door to the front. At the front of the property is a garden area with off street parking to either side and side access to the rear. The gardens are flat and well maintained comprising vegetable and fruit patches and a large potting shed. Fully fenced to all sides the garden also provides various patio areas enabling the opportunity to follow the sun around the property.

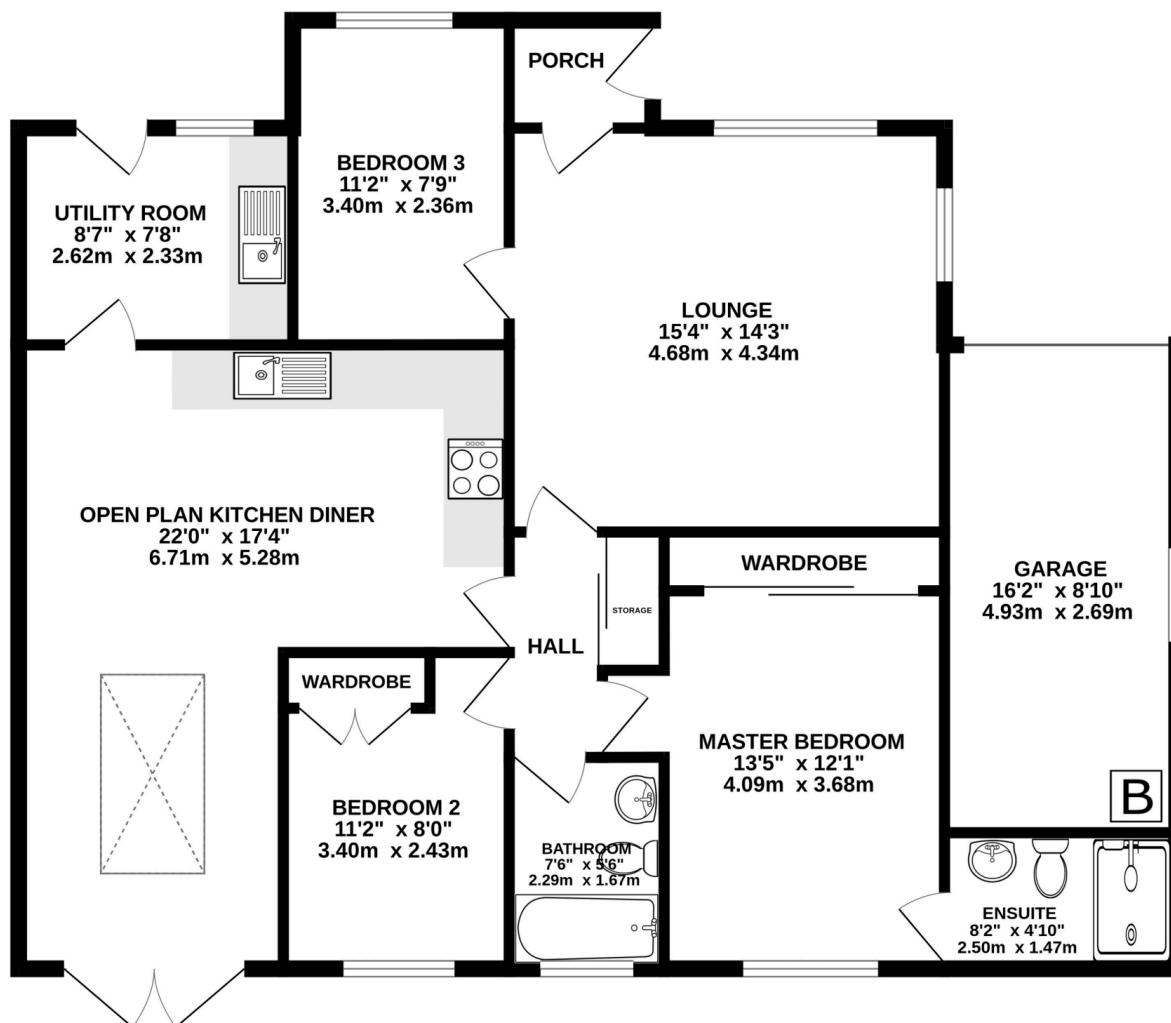
The property benefits from uPVC double glazing throughout and oil fired central heating. The current vendor may be willing to offer the sale with no onward chain. To truly appreciate the space and the quality that is on offer please contact Black Grace Cowley to arrange a viewing by calling 01624 645555 (option 1) or email hello@blackgracecowley.com.

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FLOORPLAN

GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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