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20 Ballahane Close, Port Erin, IM9 6EG  
**Asking Price £359,000**



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Spacious first floor freehold apartment and block of 6 single garages, situated in a convenient location close to all village amenities, shops and beach. Newly modernised to high specification throughout, the accommodation comprises good sized lounge, contemporary fitted dining kitchen, 2 double bedrooms and modern bathroom. The outside balcony enjoys pleasant rural views towards Bradda Head and outside there is a private lawned garden.





## LOCATION

Travelling out of Port Erin along Station Road, turn right onto Droghadfayle Road, continue ahead over the steam railway crossing, then turn first left onto Erin Way. Turn third right into Ballahane Close where No 20 will be found on the right hand side of the road.

## **ENTRANCE DOOR**

### **LARGE ENTRANCE HALLWAY**

Store room. Stairs leading to first floor.

## **FIRST FLOOR**

### **BALCONY**

Private Astro turfed balcony with some pleasant distant views towards Bradda Head.

## **MAIN APARTMENT FRONT DOOR**

### **HALL**

Loft access. Large walk-in airing cupboard with fitted shelving and plumbing for washing machine.

### **LOUNGE**

15' 10" x 13' 8" (4.82m x 4.16m)

Well proportioned room, dual aspect windows overlooking the well maintained front garden. Space for log burner. Views to hills.

### **DINING KITCHEN**

15' 10" x 9' 6" (4.82m x 2.89m)

Superbly fitted with a contemporary range of wall and base units with contrasting wood effect laminated worktops, single drainer stainless steel sink unit with boiling hot water tap. Integrated appliances include fridge, freezer, dishwasher, induction hob with glass splash back, double oven, stainless steel extractor fan. Cupboard housing Vaillant gas

central heating boiler. Access to (insulated) loft.

### **BEDROOM 1**

15' 8" x 11' 10" (4.77m x 3.60m)

Spacious double bedroom, built-in double wardrobes with mirror fronted sliding doors.

### **BEDROOM 2**

12' 7" x 10' 1" (3.83m x 3.07m)

Bright and airy room, built-in double wardrobe with mirror fronted sliding doors and bedside tables.

### **BATHROOM**

Contemporary white suite comprising panelled bath with shower over, wash hand basin and w.c. in fitted unit, wall mounted cabinet.

### **OUTSIDE**

Lovely hedged and fenced lawned private front garden. Side access gate.

### **BLOCK OF GARAGES**

Six single garages with up and over doors. Parking to the front of each garage. (The garages could achieve a monthly rental of £150 pcm each.)

### **SERVICES**

Mains water, drainage and electricity. Gas central heating, uPVC double glazing throughout.

## **POSSESSION**

Vacant possession on completion of purchase. Freehold. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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