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The Fairways Rowany Drive, Port Erin, IM9 6LN
Asking Price £599,500

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Newly refurbished, this substantial detached house is set on a good sized plot and enjoys lovely sea and golf course views. Accommodation comprises superb dining/kitchen/family room, sitting room, first floor lounge, cloakroom, shower room, 4-5 bedrooms, en-suite and family bathroom. There is an integral double garage (currently used as a games room) and utility room. New Air source heat pump. Outside are large lawned gardens, driveway and a first floor roof terrace to make the most of the outlook!





LOCATION

Travelling along Station Road, turn right and proceed up The Promenade. Turn right by the golf course into Rowany Drive where The Fairways is located on the right hand side.

ENTRANCE PORCH

Sliding doors to:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

33' 11" x 22' 10" (10.33m x 6.95m)

Superb open plan area. Quality fitted kitchen with White high gloss wall and base units with contrasting worktops comprising induction hob with attractive black cooker hood over, 2 ovens, large tiled marble effect splashbacks, built-in microwave, integrated dishwasher and integrated double fridge and freezer. Sliding patio doors to outside. Staircase to first floor.

CLOAKROOM

Wash hand basin in unit, w.c, chrome ladder style heated towel rail, half tiled walls.

SHOWER ROOM

Newly fitted with walk-in shower, wash hand basin in unit and w.c., tiled walls and flooring. Ladder style heated towel rail, Xpelair.

BEDROOM 2

15' 0" x 12' 3" (4.57m x 3.73m)

Large double room with delightful views over Port Erin. Built-in mirror fronted wardrobes.

BEDROOM 3

15' 0" x 11' 0" (4.57m x 3.35m)

Generous room with lovely views over Port Erin. Built-in mirror fronted wardrobes.

SITTING ROOM/BEDROOM 5

12' 10" x 12' 3" (3.91m x 3.73m)

Sliding patio doors leading to outside terrace.

INTEGRAL DOUBLE GARAGE

17' 9" x 15' 6" (5.41m x 4.72m)

Currently used as a games room. Built-in storage cupboards. Space for dryer. Door to:

UTILITY ROOM

Stainless steel sink unit, plumbing for washing machine and space for tumble dryer. Air source heat pump. Door to outside.

FIRST FLOOR

LANDING

Large walk-in store/wardrobe. Loft access.

LOUNGE

22' 4" x 16' 0" (6.80m x 4.87m)

Superb room with dual aspect windows enjoying sea and golf course views. Sliding doors to balcony.

BALCONY

Fabulous outlook with views over golf course and towards Bradda Head.

BEDROOM 1

26' 3" x 12' 11" (7.99m x 3.93m)

Stunning sea and rural views.

EN-SUITE SHOWER ROOM

Luxurious suite comprising walk-in shower, wash hand basin in unit and w.c, tiled flooring and walls, chrome ladder style heated towel rail, Xpelair.

BATHROOM

Modern suite comprising bath with shower over, wash hand basin in unit and w.c, tiled walls and

flooring, PVC boarded ceiling, chrome ladder style heated towel rail, Xpelair.

BEDROOM 4

13' 0" x 10' 0" (3.96m x 3.05m)

Undereaves storage. Built-in single wardrobe.

OUTSIDE

Private large rear lawned garden with well stocked borders. Generous raised terrace. Walled front garden. Good sized driveway. Tap connection. Electric sockets.

SERVICES

Mains water, drainage and electricity. Newly installed Air source heat pump. Some new uPVC windows. Ground floor re-wired. Part re-roofed. Re-plumbed throughout.

POSSESSION

Freehold. Vacant possession on completion. No onward chain. 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. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





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