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Fieldby Cottage, Four Roads, Port St Mary, IM9 5LQ
Asking Price £210,000

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Recently refurbished to high specification, this 2 bedroom semi-detached cottage enjoys views over the open countryside and is conveniently located for amenities in both Port St Mary and Port Erin. Set over 3 floors, the accommodation comprises open plan lounge/dining/kitchen on the ground floor. On the first floor is a double bedroom and en-suite shower room and further double bedroom on the second floor. Outside there is an enclosed private rear yard. Viewings are highly recommended to appreciate this charming property!





LOCATION

Travelling out of Port Erin along Station Road turn right at Four Roads roundabout towards Port St Mary. Fieldby Cottage is located at the end of the row on the left hand side.

ENTRANCE DOOR

OPEN PLAN

LOUNGE/DINING/KITCHEN

19' 1" x 12' 7" (5.81m x 3.83m)

Welcoming open plan living space with multi-fuel burning stove with stone lintel. Feature wood ceiling beam. Newly fitted stylish kitchen with excellent range of grey gloss wall and base units with contrasting worktops, incorporating ceramic hob, glass splashback, with stainless steel cooker hood, electric oven, plumbing for washing machine, freestanding fridge/freezer, stainless steel sink unit and downlighters. Understairs storage. Built-in cupboard housing Vaillant gas central heating boiler. Door to outside. Staircase to:

FIRST FLOOR

BEDROOM 1

16' 4" x 10' 3" (4.97m x 3.12m)

Bright room with front aspect views over the countryside and towards the hills. Staircase to second floor.

EN-SUITE BATHROOM

Modern white suite comprising, w.c., wash hand basin in vanity unit, panelled bath with electric shower over, glazed shower screen, tiled splashbacks.

SECOND FLOOR

BEDROOM 2

19' 1" x 13' 8" (5.81m x 4.16m)

Light room benefitting from being dual aspect with picturesque views over the neighbouring fields to the rear and towards Bay Ny Carrickey. 2 x built-in wardrobes.

OUTSIDE

Private enclosed rear yard. Front yard with walled boundary. General parking area in carpark opposite.

SERVICES

Mains water, drainage and electricity. Gas central heating. New uPVC double glazing. New roof (fully insulated), newly installed log burner, newly refurbished throughout. Re-wired and replumbed. New composite front door. Manx Telecom Fibre Ready.

POSSESSION

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

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