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Wave Crest, Bay View Road, Port St Mary, IM9 5AQ  
**Asking Price £485,000**

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Imposing end of terrace townhouse offering superb family accommodation located in the heart of the village, within walking distance to local primary school, beach and harbour. Accommodation is set over three floors and comprises spacious hall, elegant lounge/dining room and breakfast kitchen to the ground floor. To the upper floors there are 6 bedrooms, cloakroom, en-suite bathroom and separate family bathroom. The property has lovely sea and coastal views and also has a fantastic addition of a 1 bedroom annex set over two floors consisting of sitting room, kitchenette, bedroom and en-suite shower room. To the outside of the property is a gated driveway and a courtyard to the rear. Viewing is highly recommended to appreciate this superb home.







## LOCATION

Travelling through Port St Mary along Bay View Road, Wave Crest is located on the right hand side just past the shops.

## **PORCH**

PVC front door, tiled floor, electric cupboards, half glazed door to:

## **ENTRANCE HALL**

Stairs up, understairs store.

## **LOUNGE**

14' 7" x 13' 10" (4.44m x 4.21m)

Lovely bright room set into large bay window with views over Chapel Bay. Marble mantel and hearth with electric fire inset. Arch to:

## **DINING ROOM**

11' 8" x 11' 4" (3.55m x 3.45m)

Rear aspect window.

## **BREAKFAST KITCHEN**

13' 5" x 9' 4" (4.09m x 2.84m)

Cream shaker style wall and base units, laminate marble effect worktops, gas hob, double electric oven, extractor fan, integral fridge and freezer, plumbed for dishwasher and washing machine, tiled splashbacks, display shelving, stainless steel single drainer sink unit. Door to outside.

## **HALF LANDING**

## **BEDROOM 2**

9' 4" x 13' 3" (2.84m x 4.04m)

## **CLOAKROOM**

Wash hand basin, w.c., laminate wood flooring, window.

## **FIRST FLOOR**

## **MASTER BEDROOM**

18' 6" x 19' 8" (5.63m x 5.99m)

Very spacious room set into large bay window overlooking the Chapel Bay, 2nd window.

## **EN-SUITE BATHROOM**

Laminate wood flooring, double corner shower, w.c., bidet, wash hand basin in vanity unit, half tiled walls, window.

## **HALF LANDING**

Large walk-in store cupboard. Velux window. Door to third floor.

## **BEDROOM 3**

13' 3" x 9' 4" (4.04m x 2.84m)

Velux rooflight, alcove for storage.

## **FAMILY BATHROOM**

Laminate wood flooring. Suite comprising panelled bath, w.c., bidet, double corner shower, wash hand basin in vanity unit. Half tiled walls.

## **SECOND FLOOR**

## **BEDROOM 4**

10' 5" x 16' 8" (3.17m x 5.08m)

Large bay window with views over Chapel Bay.

## **BEDROOM 5**

12' 8" x 7' 6" (3.86m x 2.28m)

Views over bay, deep alcove for storage.

## **THIRD FLOOR**

## **BEDROOM 6**

19' 1" x 9' 11" (5.81m x 3.02m)

Velux rooflight, under-eaves storage.

## **ANNEX**

PVC door to:

## **SITTING ROOM**

11' 3" x 10' 3" (3.43m x 3.12m)

Laminate flooring, stairs up, understairs store.

## **KITCHENETTE**

9' 11" x 5' 2" (3.02m x 1.57m)

Cream base units with worktops, stainless steel single drainer sink unit, points for fridge and freezer, tiled splashback.

## **FIRST FLOOR**

### **BEDROOM**

11' 3" x 12' 6" (3.43m x 3.81m)

Velux window.

### **EN-SUITE SHOWER ROOM**

Suite comprising shower cubicle, wash hand basin, w.c. Ladder style towel rail, laminate wood flooring, expelair extractor fan.

## **OUTSIDE**

Large driveway, electric gates, courtyard garden, shed.

## **SERVICES**

Mains water, drainage and electricity. UPVC double glazing, gas central heating.

## **POSSESSION**

Vacant possession on completion of purchase.

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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Since 1854



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