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Ardane, Cronk Road, Port St Mary, IM9 5AS  
**Asking Price £325,000**

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A substantial recently renovated townhouse, situated in an elevated position which takes advantage of superb sea views across Chapel Bay. Accommodation comprises of a good sized lounge, dining room, breakfast kitchen, 4 spacious bedrooms, large attic or 5th bedroom and modern family bathroom. Outside there is a terraced rear garden with patio, with superb open views.





## LOCATION

Travelling into Port St. Mary on Bay View Road, turn right into Plantation Road and next left into Cronk Road, Ardane can be found along on the right hand side.

## **PORCH**

Tiled floor. Door to:

## **ENTRANCE HALLWAY**

Original staircase leading to first floor. Understairs cupboard. Good sized store cupboard. Attractive wood laminate flooring.

## **LOUNGE**

13' 8" x 12' 2" (4.16m x 3.71m)

Large bay window that provides excellent natural light and lovely views towards distant hills. Log burning stove.

## **DINING ROOM**

11' 11" x 11' 7" (3.63m x 3.53m)

Feature Victorian fireplace. Rear aspect.

## **BREAKFAST KITCHEN**

18' 1" x 11' 6" (5.52m x 3.51m)

Fabulous newly fitted kitchen with a superb range of 2 tone wall and base cupboards with contrasting worktops, incorporating Belfast sink, large central island breakfast bar, 6-ring gas hob, extractor, full length integrated fridge and freezer, integrated dishwasher, washing machine and condenser tumble dryer, pull-out larder and cupboard housing gas central heating boiler. Attractive oak laminate flooring. Door to rear garden.

## **FIRST FLOOR**

## **HALF LANDING**

## **BATHROOM**

Luxurious bathroom complimenting a full suite comprising freestanding bath, shower cubicle, wash hand basin and w.c., ladder style heated towel rail, wall mounted mirror cabinet. Loft access.

## **BEDROOM 3**

10' 8" x 8' 6" (3.25m x 2.59m)

Spacious and airy double bedroom with pleasant aspect to the rear.

## **LANDING**

Enclosed staircase to attic room/5th bedroom.

## **BEDROOM 2**

12' 9" x 8' 9" (3.88m x 2.66m)

Wooden flooring. Pleasant views over rear garden.

## **BEDROOM 4**

10' 0" x 7' 10" (3.05m x 2.39m)

Built-in drawers and hanging space. Front aspect with lovely outlook.

## **BEDROOM 1**

12' 4" x 8' 3" (3.76m x 2.51m)

Feature Victorian fireplace. Wooden flooring. Fabulous coastal views and across Chapel Bay.

## **SECOND FLOOR**

## **ATTIC ROOM/BEDROOM 5**

17' 8" x 14' 9" (5.38m x 4.49m)

Excellent sized room with 2 generous undereaves storage areas. Fabulous views across Chapel Bay and towards Fleshwick.

## **OUTSIDE**

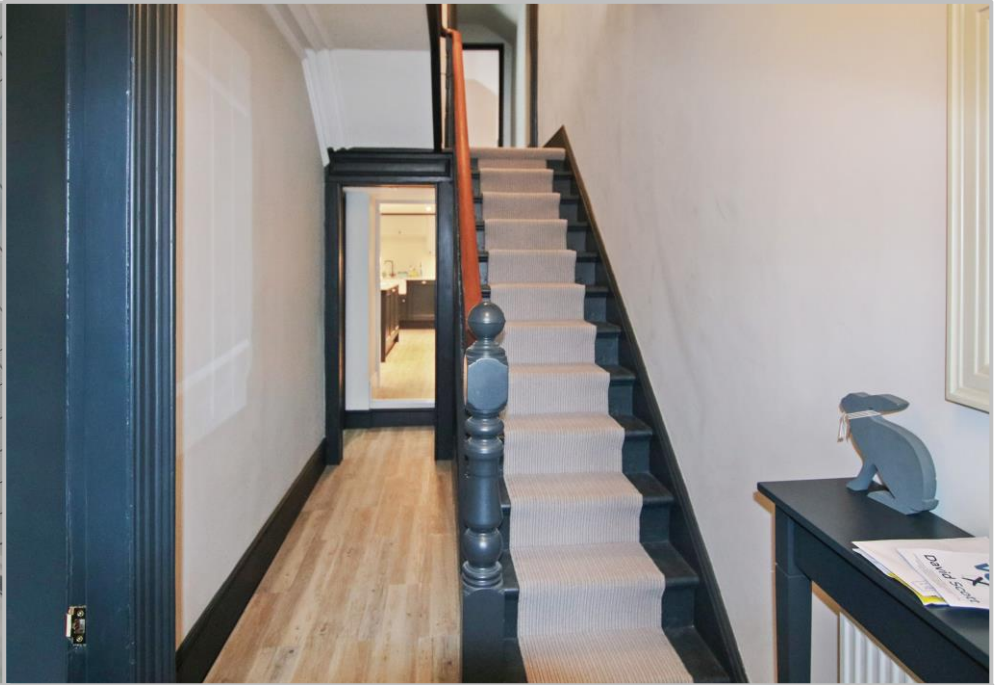
Hedged front garden with decking and steps to front door. To the rear is a sunny courtyard garden with steps leading to terraced lawned south facing garden enjoying fabulous coastal and hillside views.

## **SERVICES**

Mains water, drainage and electricity. Gas central heating. Newly installed timber double glazed windows. Newly re-wired and re-plumbed. To include fitted window blinds.

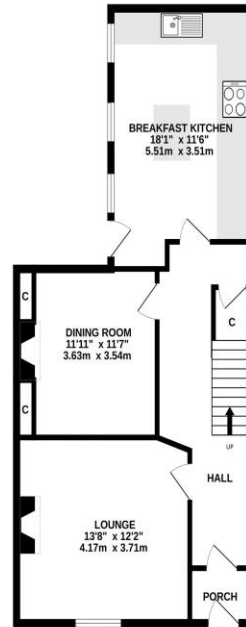
## **POSSESSION**

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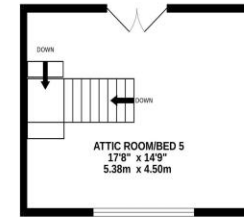
GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



2ND FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.2 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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