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Maye Cottage, Fistard, Port St Mary, IM9 5PG  
**Asking Price £235,000**



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A pretty Manx stone cottage, situated in a quiet sought after location, enjoying lovely distant sea views. Accommodation comprises lounge, dining room, kitchen, 1 double bedroom and newly fitted bathroom. Outside is a driveway for 1 car and private courtyard garden. The property is being offered for sale with no onward chain.





## LOCATION

Travelling into Port St Mary proceed through the one way system and to the right. At the top of the hill continue along to where Maye Cottage is located on the left hand side.

## **ENTRANCE HALLWAY**

Staircase leading to first floor.

## **LOUNGE**

12' 9" x 11' 4" (3.88m x 3.45m)

Feature Manx stone fireplace (capped off). Beamed ceiling. Understairs storage cupboard. Door to:

## **KITCHEN**

18' 3" x 5' 10" (5.56m x 1.78m)

Well fitted galley style kitchen with beech fronted wall and base units and contrasting worktops, incorporating stainless steel sink unit, gas hob, washing machine and tiled splashbacks. Servicing hatch. Xpelair. Velux window. Door leading to outside.

## **DINING ROOM**

12' 11" x 7' 11" (3.93m x 2.41m)

Pleasant views towards distant coastline. Beamed ceiling.

## **FIRST FLOOR**

## **LANDING**

Velux window.

## **BEDROOM**

12' 7" x 9' 9" (3.83m x 2.97m)

Good sized double bedroom with beamed ceiling. Fitted window blinds. Loft access.

## **BATHROOM**

Modern white suite comprising bath with shower over, w.c., wash hand basin in fitted unit, chrome ladder style heated towel rail, fully tiled walls and floor. Xpelair. Cupboard housing Vaillant gas central heating boiler. Fitted window blinds.

## **OUTSIDE**

Private paved courtyard garden with open views towards distant southern coastline. Driveway to rear for 1 car. Pathway and steps leading to front door. Small walled rear and side gardens.

## **SERVICES**

Mains water, drainage and electricity. Gas central heating (boiler approx 7 years old). uPVC double glazing.

## **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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

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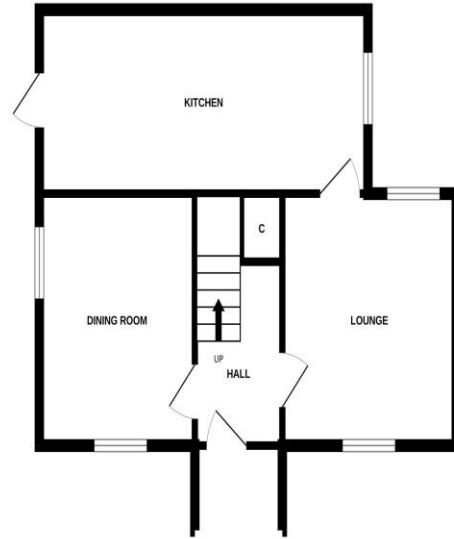




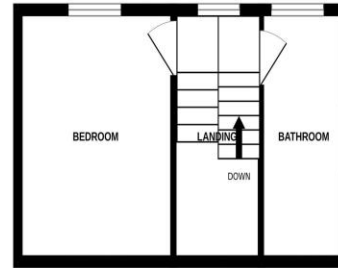




GROUND FLOOR



1ST FLOOR



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