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Cliff View, Truggan Road, Port St Mary, IM9 5AX  
**Asking Price £350,000**

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SUITABLE FOR CASH BUYERS. Detached double fronted house requiring renovation. Accommodation comprises lounge, dining room, kitchen, 3 bedrooms, cloakroom, bathroom and utility area. Private rear garden. Its elevated position provides fantastic uninterrupted views over the open Manx countryside towards Bay Ny Carrickey and Bradda Head. Offered with no onward chain





## LOCATION

Travelling into Port St Mary along four roads, turn right onto Plantation road, bear right onto Howe road, then right onto Truggan road. Cliff View can be found on the left hand side .

## **ENTRANCE PORCH**

Original tiled floor, Half glazed door to:

## **HALLWAY**

Staircase to first floor.

## **CLOAKROOM**

W.C, half tiled walls.

## **LOUNGE**

11' 6" x 13' 7" (3.50m x 4.14m)

Super views. Large bay front window. Open fireplace.

## **DINING ROOM**

12' 3" x 13' 7" (3.73m x 4.14m)

Lovely outlook across open fields and towards hills. Open fireplace. Opening to:

## **KITCHEN**

6' 11" x 11' 6" (2.11m x 3.50m)

Base units, stainless steel sink unit.

## **UTILITY AREA**

6' 11" x 11' 6" (2.11m x 3.50m)

Door to rear garden.

## **FIRST FLOOR**

LANDING

## **BEDROOM 1**

11' 6" x 12' 5" (3.50m x 3.78m)

Superb views.

## **BEDROOM 2**

Front aspect, views

## **BEDROOM 3**

10' 4" x 9' 2" (3.15m x 2.79m)

Rear aspect. Loft access.

## **BATHROOM**

Freestanding roll top bath, wash hand basin. Front aspect with lovey views.

## **OUTSIDE**

Private rear walled garden.

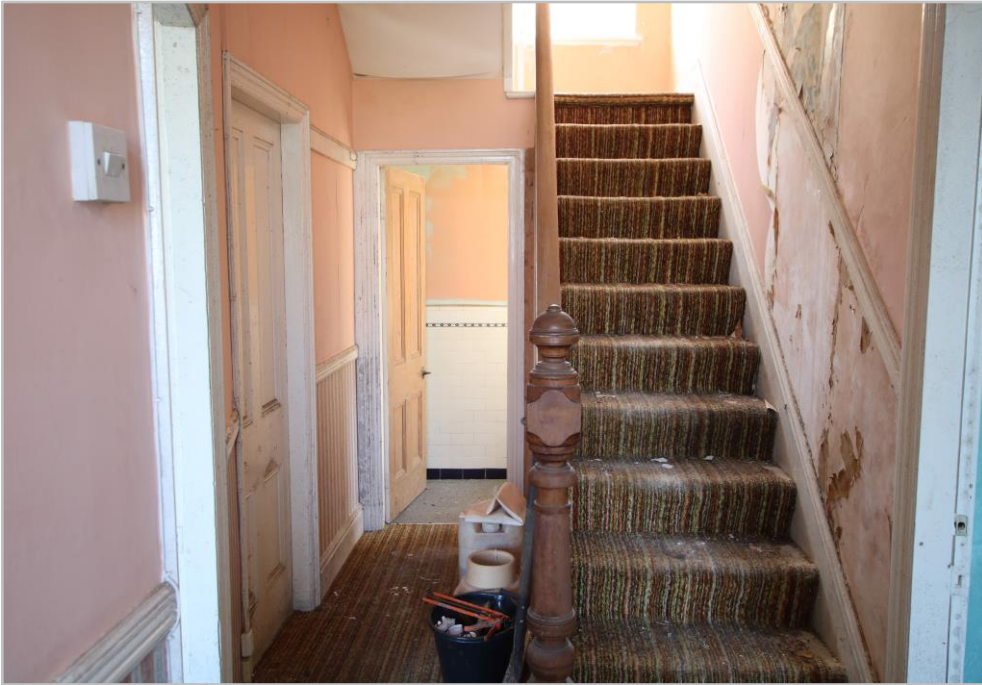
## **SERVICES**

Mains water, drainage and electricity.

## **POSSESSION**

Vacant possession on completion of sale. Freehold. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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,

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Since 1854



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