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Thie Vane, Kentraugh, Port St Mary, IM9 5NB  
**Asking Price £525,000**

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Detached family house in a coastal location, enjoying views towards Gansey Bay. 4 bedrooms, 3 reception rooms, cloakroom, 2 bathrooms (1 en-suite). Well maintained throughout but some modernisation may be desirable. A short walk from the beach, on the bus route and within a few minutes drive of all the Southern amenities and the Airport. Double garage and paved driveway.



## LOCATION

Travelling out of Port Erin continue straight over the Four Roads roundabout into Castletown Road and left at the junction onto the A5 Coast Road. Proceed past the Shore Hotel, up the hill to where Thie Vane is a short distance along on the left hand side with the entrance on the junction with the Kentraugh Back Road.

## GROUND FLOOR

### PORCH 5' 9" x 5' 5" (1.75m x 1.65m)

Outer uPVC door. Tiled Floor. Through inner door to;

### HALLWAY 23' 7" x 6' 0" (7.18m x 1.83m)

### DINING ROOM 15' 11" x 13' 0" (4.85m x 3.96m)

Alcove/nook with garden views.

### STUDY 17' 9" x 9' 1" (5.41m x 2.77m)

Sliding uPVC door to outside.

### CLOAKROOM 9' 8" x 4' 11" (2.94m x 1.50m)

WC. Wash Basin. Coat hanging area.

### SITTING ROOM 23' 9" x 12' 5" (7.23m x 3.78m)

Feature Manx stone open Chollagh fireplace. Alcove/nook with garden and sea views.

### KITCHEN 15' 0" x 12' 5" (4.57m x 3.78m) Max

Range of wall and base units with laminate work surfaces over. Oil fired AGA range. Worcester oil fired central heating boiler. Zanussi electric cooker. Inset stainless steel sink unit.

### UTILITY 9' 0" x 6' 0" (2.74m x 1.83m)

Work surface with stainless steel unit. Plumbed for a washing machine. Door to outside (From hall, Upstairs to);

## FIRST FLOOR

### LANDING

Airing cupboard with hot water cylinder. Store cupboard.

### BEDROOM 3 15' 9" x 9' 2" (4.80m x 2.79m)

Fitted wardrobe to one wall.

### BATHROOM 9' 1" x 5' 6" (2.77m x 1.68m)

White suite comprising of WC, pedestal wash basin and panelled bath with electric shower over. Tiled splashbacks.

### BEDROOM 2 14' 2" x 12' 10" (4.31m x 3.91m)

### BEDROOM 4 10' 5" x 9' 3" (3.17m x 2.82m)

### MASTER BEDROOM 14' 2" x 13' 4" (4.31m x 4.06m)

### EN-SUITE 9' 0" x 6' 0" (2.74m x 1.83m)

Suite with WC. Pedestal wash basin. Pannelled bath with thermostatic shower over. Tiled splashbacks.

## OUTSIDE

### DOUBLE GARAGE 20' 6" x 18' 9" (6.24m x 5.71m)

Attached block built double garage with twin concertina doors. 2 windows to garden and seaward side. Large attic store.

## GARDEN

2 lawned garden areas to the seaward (south) side of the house. Ample parking for several cars on block paved drive. Oil tank. Coal/Wood store.

## SERVICES

Oil fired central heating. Mains water. Electric and telephone. Private drainage via septic tank.

## VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## POSSESSION

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