



## Ballajofay, Castletown Road, Port St Mary, Isle of Man. IM9 5LN

Superb end terraced home close to the beach, schools and amenities of both Port Erin and Port St Mary



£339,950 Freehold

## PROPERTY DESCRIPTION

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Nestled in the charming coastal village of Port Erin, this stunning Victorian end terraced home elegantly captures the essence of classic architecture while providing modern comforts. Boasting four generously sized bedrooms, the property is an ideal family home or a perfect retreat for those seeking a serene village lifestyle. The entrance vestibule welcomes you with high ceilings and traditional cornicing, a stunning stained glass door opens into a generous entrance hall leading to two spacious reception rooms. Both spaces are bathed in natural light, with large windows allowing for a warm and inviting atmosphere that is perfect for entertaining or relaxing with family.

The heart of this home lies in its well-appointed kitchen, which is tastefully configured to ensure both functionality and style. Ample cabinetry provides plenty of storage, while the layout offers a seamless transition into the dining area, making it an ideal space for family gatherings or casual meals. The property also features a small enclosed garden, a charming outdoor area where you can unwind with a cup of tea or host summer barbecues. This modest yet delightful garden offers both privacy and a touch of greenery, enhancing the overall appeal of the home.

Beyond the interiors, this property also presents a practical advantage with the opportunity to rent two parking spaces nearby, a valuable asset in Port Erin. The location offers easy access to local amenities, picturesque coastal and beach walks, and the vibrant community that the area is renowned for. Whether you're seeking a cozy family environment, a summer holiday getaway, or an investment in a desirable location, this Victorian end terraced home promises a unique blend of historic charm and contemporary convenience, making it a truly exceptional opportunity in the heart of Port Erin.

## FEATURES

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- Superb End Terraced Home
- Close to Beach, Schools and Amenities
- Re-Painted Externally 2023
- Lounge plus Dining Room and Kitchen
- 4 Bedrooms plus Bathroom
- Enclosed Rear Garden
- 2 Parking Spaces (See Details)



# Property Images



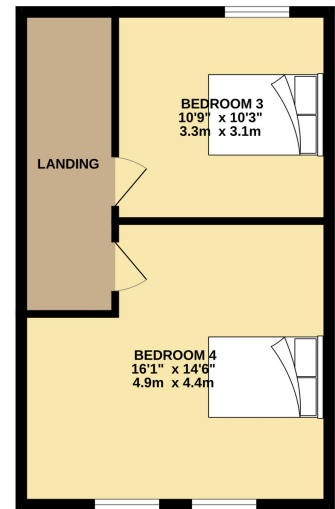
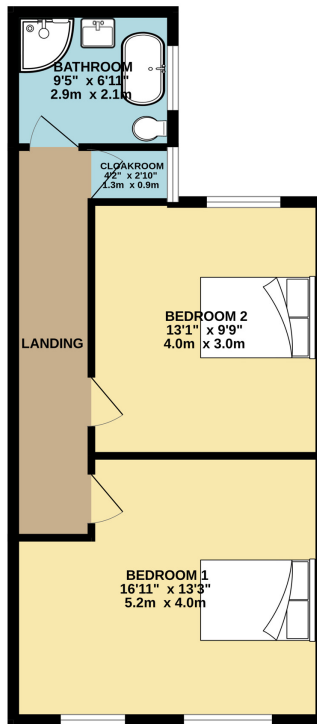
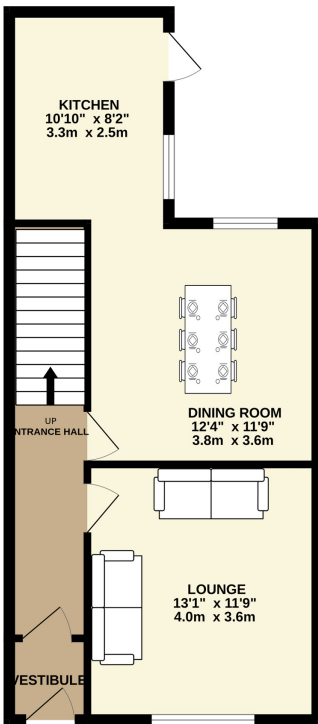
# FLOORPLAN



GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

2ND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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