



**Cliff House, Bradda Road  
Port Erin  
£299,000**



**Detached House With Spectacular Views Over Port Erin Bay And  
Rowany Golf Course**

Lounge With Open Fire Place with Stunning Sea/Hill Views

Dining Room With Open Fire Place, Door To Kitchen With Large  
Under stairs Storage Cupboard

Large Utility Area With Door To The Side Of Property, Potential For A  
Garage Subject To Planning Permission

Spacious Bathroom Currently Comprising Bath, Wash hand Basin &  
Toilet, Plenty Of Scope For A Large Separate Shower

Main Bedroom With Sea And Hill Views, Open Fire Place

2<sup>nd</sup> Bedroom With Sea & Hill Views, Good Size 3<sup>rd</sup> Bedroom

Study With Sea & Hill Views, Large Attic/Bedroom 4

UPVC Double Glazing, Gas Fired Central Heating

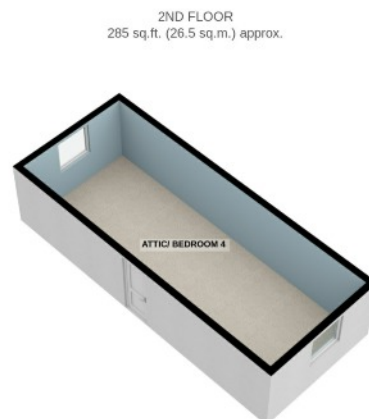
No Onward Chain, Needs Complete Renovation

**Directions:** Travelling Into Port Erin On Station Road, Continuing Onto Upper Promenade. Just After The Entrance To Bradda Glen The Property Can Be Found A Short Distance On The Left Hand Side Clearly Identified By Our For Sale Board.

**Rateable Value TBC Rates Payable TBC 2022/23 (including water)**

**Tenure:** Freehold

**Services:** Mains Water, Gas Central Heating



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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