



**10 Magherdonnagh  
Pony Fields Port Erin  
£232,950**



**Well Presented Modern Mid Terraced Property  
Situated In A Desirable Location,  
Close To All Village Amenities And Within Walking Distance To Bus  
Stop, Shops & School  
Lounge With Under Stairs Storage Area, Double Doors Leading To  
Kitchen/Diner, Door To Enclosed Rear Garden With Hill Views  
2 Double Bedrooms  
Fully Tiled Family Bathroom  
UPVC Double Glazed  
Gas Fired Central Heating  
Attic Space For Storage  
Ample Parking Available  
Enclosed Sunny Rear Garden, With Beautiful Views**

## Directions:

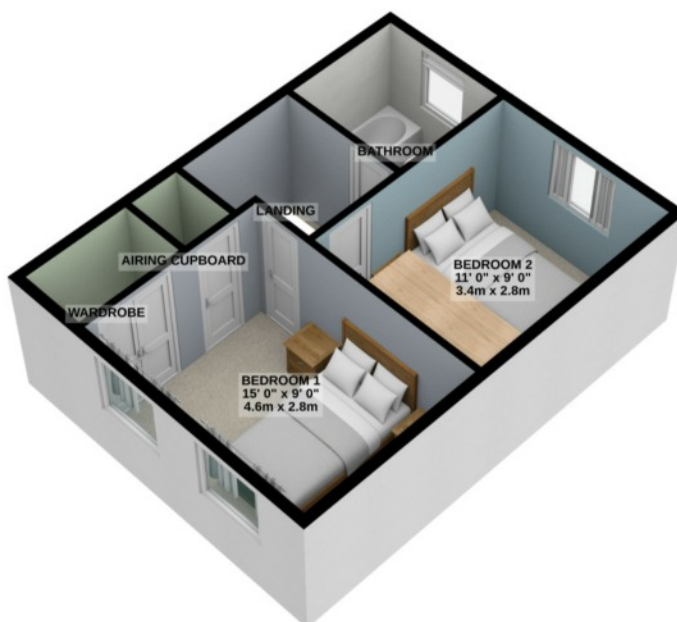
Travelling into Port Erin along Station Road turn right onto Ballafesson Road and then take the 3<sup>rd</sup> right turn into Maghergarran, Pony Fields. Take the first left and follow the road to the end and turn first right. The property can be located on the left hand side clearly identified by our For Sale Sign. Rateable Value £TBA Rates Payable £TBA 2023/24 (including water)



GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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