

4 Rhenwyllan Close PORT ST MARY





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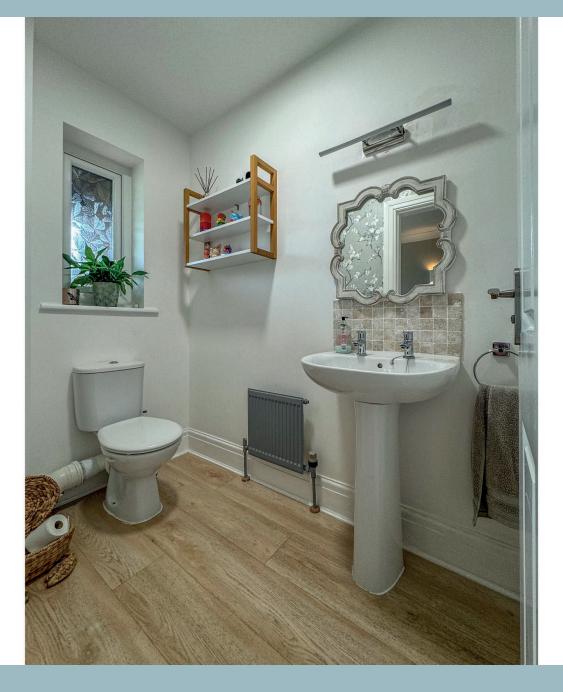
- Superb, Detached home situated in an elevated position in Port St Mary
- Entrance Hall, Cloakroom WC, Utility Room
- Lounge, Modern Kitchen with Dining Room, Family Room/Snug
- 4 double Bedrooms, 3 Bathrooms (2 En-suite)
- Integral Double Garage
- Private Rear Garden with countryside views
- Off Road Parking
- Gas Fired Central Heating
- Viewings Highly Recommended

Black Grace Cowley are delighted to offer this superb, detached home situated in an elevated position enjoying views up towards Bradda Head, the surrounding countryside at the rear and distant sea views from the front. The well-appointed accommodation comprises large Entrance Hall with Cloakroom WC and storage cupboard and provides access to all rooms on the ground floor and stairs to the first floor. The spacious lounge is situated at the front of the property with an electric feature fireplace to one wall. Continuing down the hall, access into the Kitchen which is fitted with a contemporary range of high gloss base and wall units with contrasting wood effect laminate worksurfaces with breakfast bar, incorporating a sink and drainer and ceramic hob with extractor fan over, integrated eye level double oven, dishwasher, and space for fridge freezer, understairs storage cupboard. An opening leads through into the dual aspect dining room with sliding doors leading out to the rear garden. Continuing down the hall, the Utility Room can be found at the rear with space and plumbing for a washing machine and tumble dryer, sink and drainer and a door leading to the rear. Situated at the end of the hall is a family room, which could be utilised as a snug/study/bedroom 5, sliding doors lead out to the rear garden. The garage is accessed off the entrance hall.

Taking the stairs to the first floor, there is a spacious and bright landing with a built-in airing cupboard housing the hot water tank. The Master Bedroom is situated at the rear of the property, and enjoys views towards Bradda Head and surrounding countryside, built in wardrobe. An en-suite bathroom compliments this stunning master bedroom which is fitted with a contemporary suite comprising a large walk-in shower, wash hand basin with vanity unit below and illuminated mirror above and WC, partially tiled walls. Bedroom 2 is situated at the front of the property and is a spacious double bedroom with distant sea views, the bedroom benefits from an en-suite shower room. The En-suite is fitted with a modern three-piece suite comprising walk in shower cubicle, wash hand basin with mirrored cabinet above and WC. Partially tiled wall and mermaid boarding to the shower area. Bedroom 3, also situated at the front, is a spacious double bedroom with distant sea views. Bedroom 4 is a good size double enjoying views towards Bradda Head. The modern family bathroom can be accessed off the landing and is fitted with a modern four-piece suite comprising a bath, walk in shower, wash hand basin with vanity unit below and illuminated mirror above and WC. Partially tiled walls and tiled floor.

At the front of the property is a block paved driveway providing off road parking for two vehicles and a lawned garden. At the rear of the property is a private garden, mainly laid to lawn with mature shrub boarders and a paved patio area which can be accessed off the dining room.

The property benefits from Modena Flooring throughout offering practicality for family living.





7 | 4 RHENWYLLAN CLOSE



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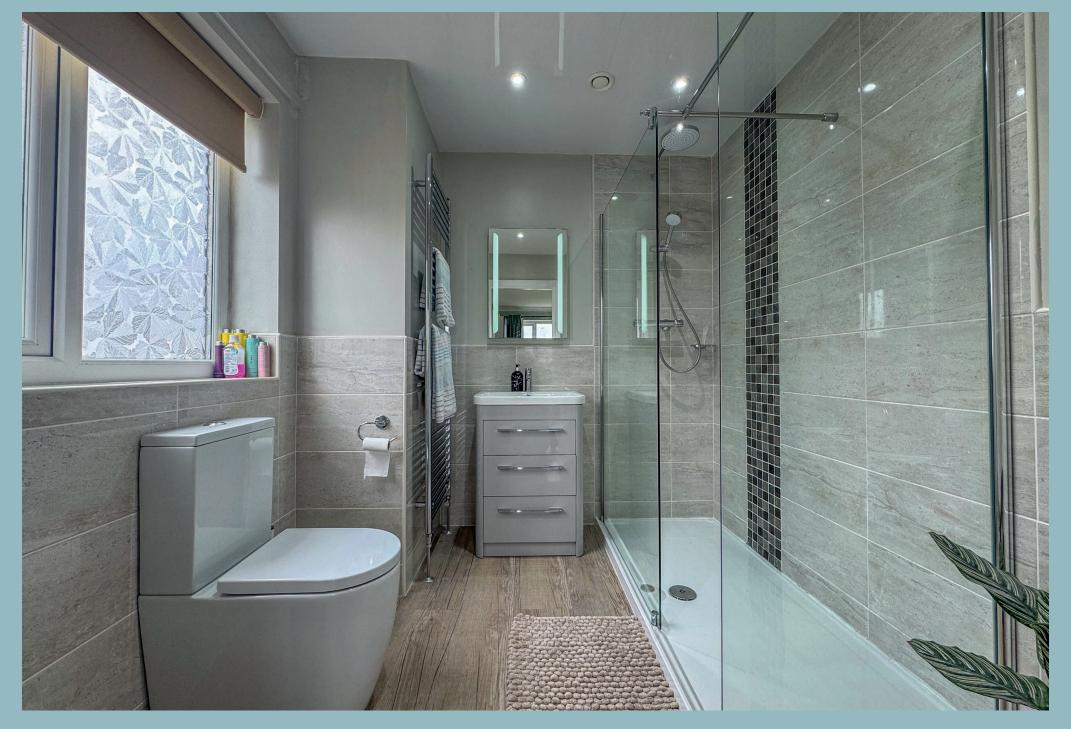


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20 | 4 RHENWYLLAN CLOSE



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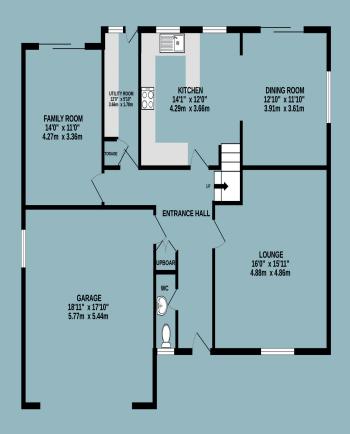
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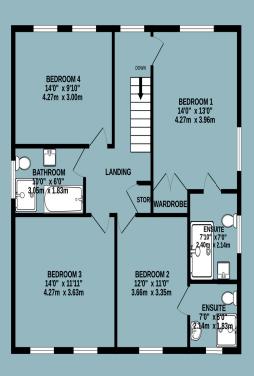


28 | 4 RHENWYLLAN CLOSE

GROUND FLOOR 1254 sq.ft. (116.5 sq.m.) approx.

1ST FLOOR 876 sq.ft. (81.4 sq.m.) approx.





TOTAL FLOOR AREA: 2130 sq.ft. (197.9 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 miss-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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