



Ballavrara Bay View Road, Port St. Mary, Isle of Man, IM9 5AW
Asking Price £450,000



- **Prime Elevated Position** – Semi-detached family home on Bay View Road with stunning sea and bay views over Port St Mary and Gansey Bay
- **Flexible First Floor** – Three generous double bedrooms, a study, and a family bathroom provide versatile accommodation for families or working from home
- **Spacious Living Room** – The heart of the home with panoramic views and glazed doors opening directly to the sunny rear yard
- **Lower Ground Floor Potential** – Utility room with WC and shower plus storage/boiler room, both with garden access and conversion possibilities (subject to consents)
- **Well-Appointed Kitchen** – Fully fitted kitchen conveniently located on the ground floor alongside the integral garage for practical everyday living
- **Superb Outdoor Space** – Flat rear yard ideal for entertaining, enjoying the sun, and taking in unrivalled views over Port St Mary harbour



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Ballavara is a charming semi-detached family home, set in an elevated position on Bay View Road, Port St Mary. Commanding breathtaking sea and coastal views across Port St Mary and Gansey Bay, the property provides versatile accommodation arranged over three levels and represents an excellent opportunity to acquire a spacious family home in a picturesque coastal setting.

On the ground floor, the welcoming living room forms the heart of the home, boasting superb panoramic views and double-glazed doors that open directly to the rear yard. A bright and generously sized kitchen, fitted with a good range of wall and base units and benefitting from two windows that flood the space with natural light, is also located on this level. From the hallway, there is access to an integral single garage, adding both convenience and practicality.

The first floor offers three well-proportioned double bedrooms, a study, and a family bathroom—providing ample room for modern family living and flexibility for home working.

The lower ground floor presents fantastic potential, currently arranged as two rooms: a utility with WC and shower, and a separate storage room housing the gas boiler. With direct access to the garden, this level offers excellent scope to be converted into additional living accommodation, subject to the necessary permissions.

Externally, the property's standout feature is the rear yard: a flat, sun-filled and highly versatile outdoor space, perfectly positioned for entertaining, al fresco dining, or simply relaxing while taking in the uninterrupted coastal scenery and unrivalled views across Port St Mary harbour.

Ballavara combines character, practicality, and enviable views, offering scope for personalisation while being situated in one of the Isle of Man's most desirable seaside locations





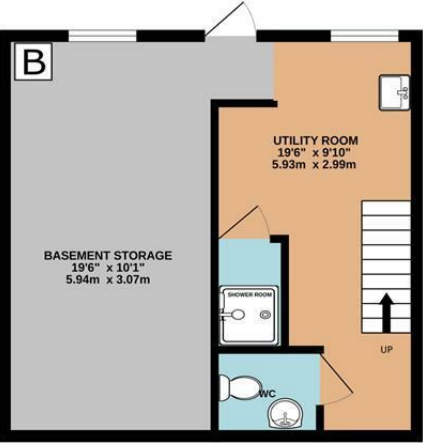




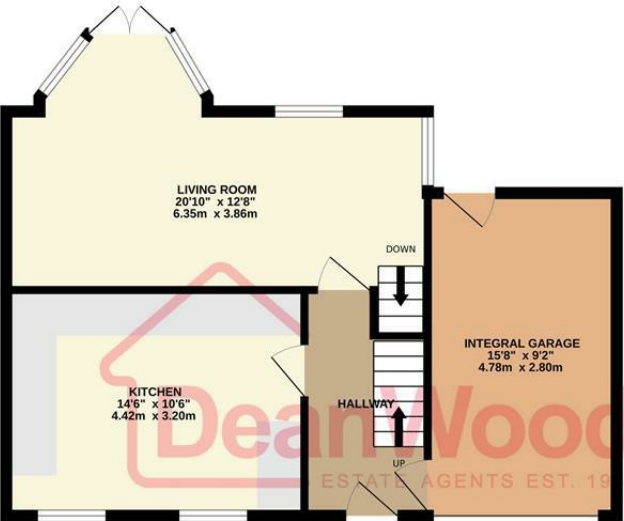




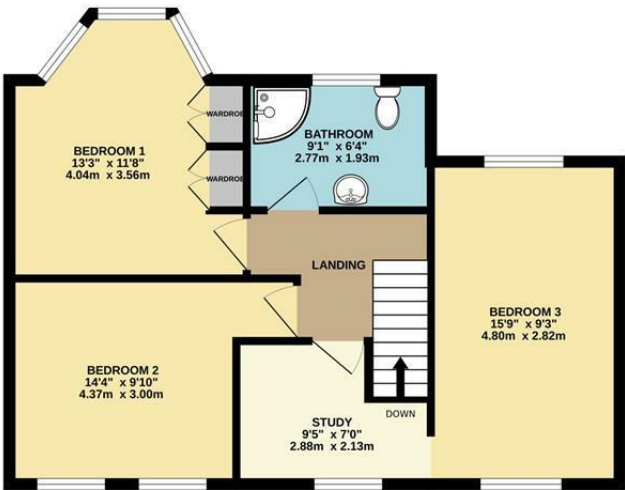




BASEMENT
390 sq.ft. (36.2 sq.m.) approx.



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.

TOTAL FLOOR AREA : 1527 sq.ft. (141.9 sq.m.) approx.

Not to scale-for identification purposes only
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