

FOR SALE

**4 ARDWELL PARK,
ARDWELL, DG9 9LJ**



A modern semi-detached bungalow within a private residential development only a short walk from the shores of Luce Bay and having a most pleasant outlook to the rear over farmland fields. The property benefits from a beech design kitchen, modern bathroom, electric heating and uPVC double glazing. Set within its own area of easily maintained garden ground with off road parking. Ideally suited to those in search of accommodation over one level.

**PORCH, INNER HALLWAY, KITCHEN, LOUNGE,
BATHROOM, 2 BEDROOMS, GARDEN,
OFF ROAD PARKING**

PRICE: Offers over £100,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Located within a modern residential private development comprising some 12 properties, this is a semi-detached bungalow ideally suited to those in search of accommodation over one level.

It is situated within the village of Ardwell some 13 miles from the ferry port town of Stranraer and is only a short walk from the shores of Luce Bay. It has a pleasant, open outlook over farmland to the rear.

Of timber framed construction under a slate roof the property benefits from a beech design kitchen, modern bathroom, electric heating and uPVC double glazing.

It is set within an easily maintained area of garden ground with a driveway to the side.

Local amenities are to be found in the villages of Drummore and Sandhead and include primary schools, general stores, churches and general practice healthcare. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are to be found in Stranraer itself.

The area boasts numerous outdoor leisure facilities including sailing, fishing, walking and splendid golf courses. There are delightful sandy beaches within easy reach and there is a transport service available to Stranraer itself and for schooling.



PORCH:

A modern composite storm door provides the access to the inner porch. Cupboard housing the electric meter and fuseboard.

LOUNGE:

A well-proportioned and comfortable main lounge with bay window to the front. There is a marble fire surround and hearth housing an electric fire. Electric storage heater and TV point.



KITCHEN:

The kitchen is fitted with a range of beech design floor and wall mounted units with granite effect worktops incorporating a one & a half bowl stainless steel sink unit with mixer. Built in electric oven, 4 ring ceramic hob, cooker extractor hood, automatic washing machine and undercounter fridge. Electric storage heater.



BATHROOM:

The bathroom is fitted with a 3-piece suite in white comprising WC, WHB and Bath. There is an electric shower in place over the tiled bath area with shower screen. Ceramic wall tiling, electric storage heater and extractor fan.



BEDROOM 1:

A bedroom to the front with built-in wardrobe, TV point and electric panel radiator.



BEDROOM 2:

A bedroom to the rear with built-in wardrobe and electric panel heater.



GARDEN:

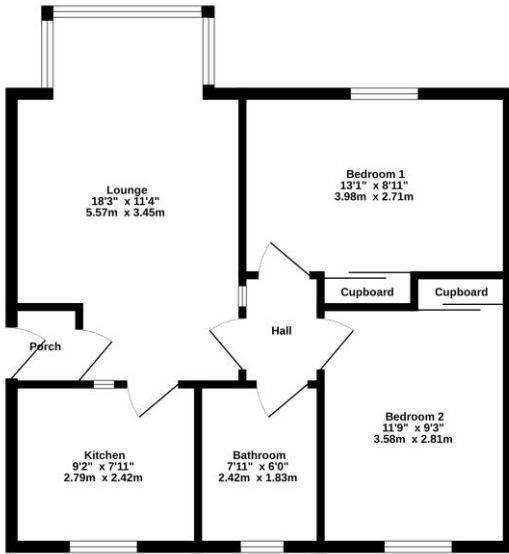
The property is set within its own area of easily maintained garden ground. The front garden is laid to lawn with planting borders and low-level wooden fence. To the side there is a driveway with ample room for off road parking. The rear garden has also been laid out in lawn with planting borders.



[View to rear](#)



Ground Floor
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with HozonHQ 02024

ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 09/07/2024

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, blinds, curtains and kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, water and drainage. EPC = D

OFFERS:

All offers for the above property should be made in writing to
South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**