

3 Bedroom Semi-Detached Villa

2 ARDNEIL COURT, ARDROSSAN



- Desirable Location
- Rarely Available
- New Kitchen & Bathroom
- Front & Rear Gardens
- Private Garage
- Fantastic Family Home

Fixed Price £145,000

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Welcome Homes is delighted to present to the market this fantastic semi-detached villa in a desirable location where properties rarely become available.

The generous family accommodation comprises on the ground floor a welcoming entrance hallway which offers understair storage space, a large lounge diner which enjoys dual aspects providing the room with an abundance of natural light, a newly completed modern kitchen, a separate utility room and a downstairs WC. An open staircase from the hallway leads to the upper accommodation being 3 bedrooms, all with integrated storage and a freshly finished contemporary shower room.

Externally the property is enhanced by generous well maintained gardens to the front and rear and a garage accessed via a private lane to the rear of the property.

Ardneil Court in Ardrossan is a sought after location, nestled within a quiet estate, all within easy reach of road links and local amenities.

No.2 is a well presented, generously proportioned home with gardens and private parking to suit a modern family. Early viewing is advised to avoid disappointment.

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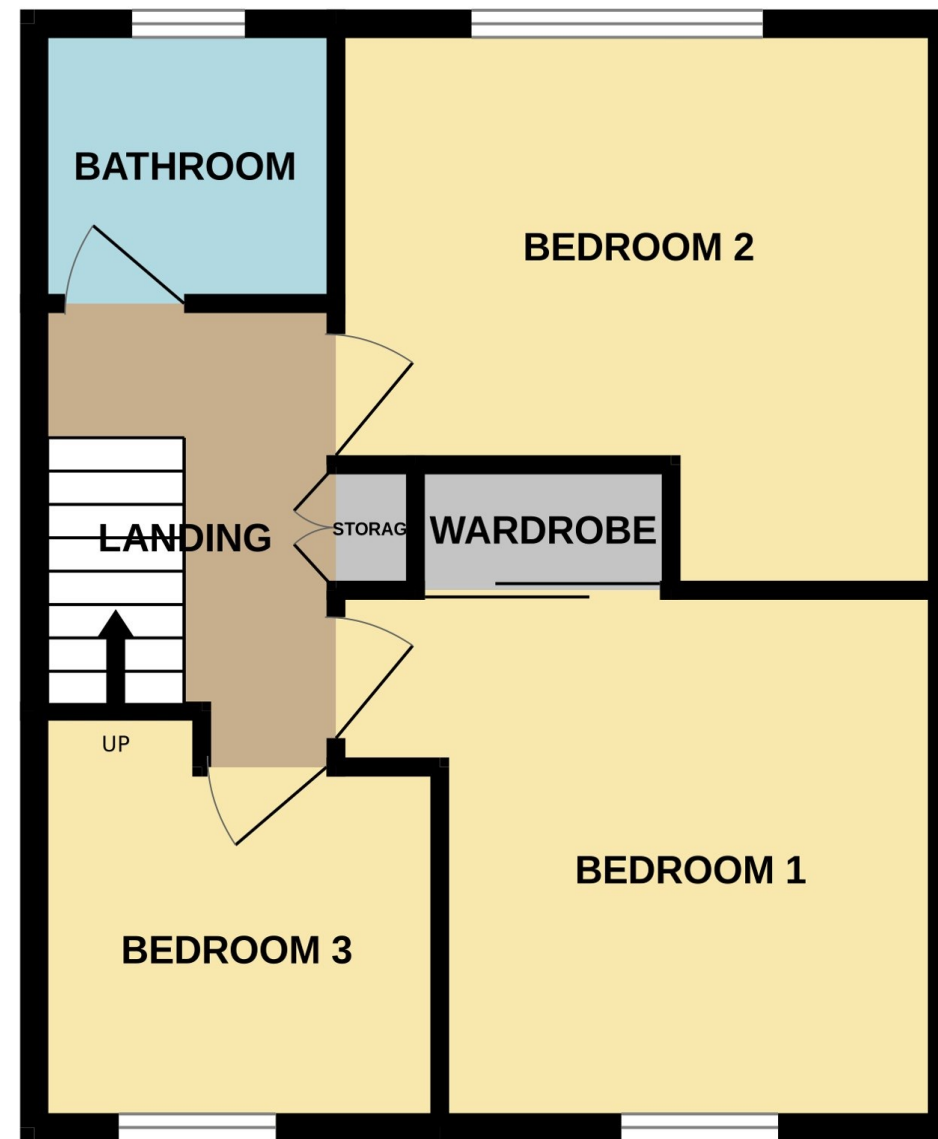
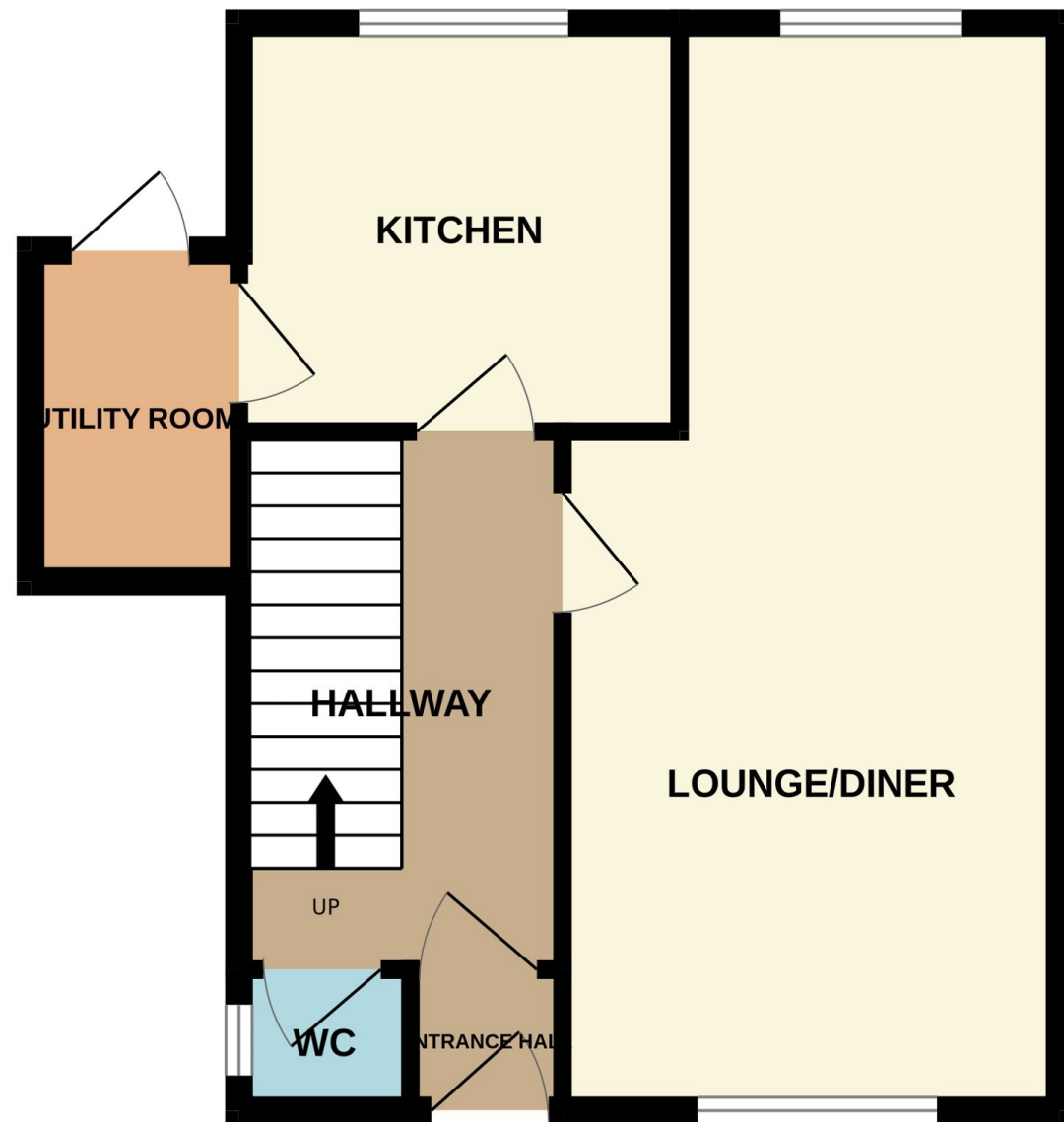












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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ALL BECAUSE TWO PEOPLE FELL IN LOVE





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DIMENSIONS:-

Lounge Diner:	8.07 x 3.22 m
Kitchen:	2.88 x 2.71 m
Utility Room:	2.10 x 1.35 m
Downstairs WC:	1.46 x 1.09 m
Bedroom 1:	4.10 x 3.40 m
Bedroom 2:	3.87 x 3.34 m
Bedroom 3:	2.57 x 2.56 m
Shower Room:	1.92 x 1.80 m

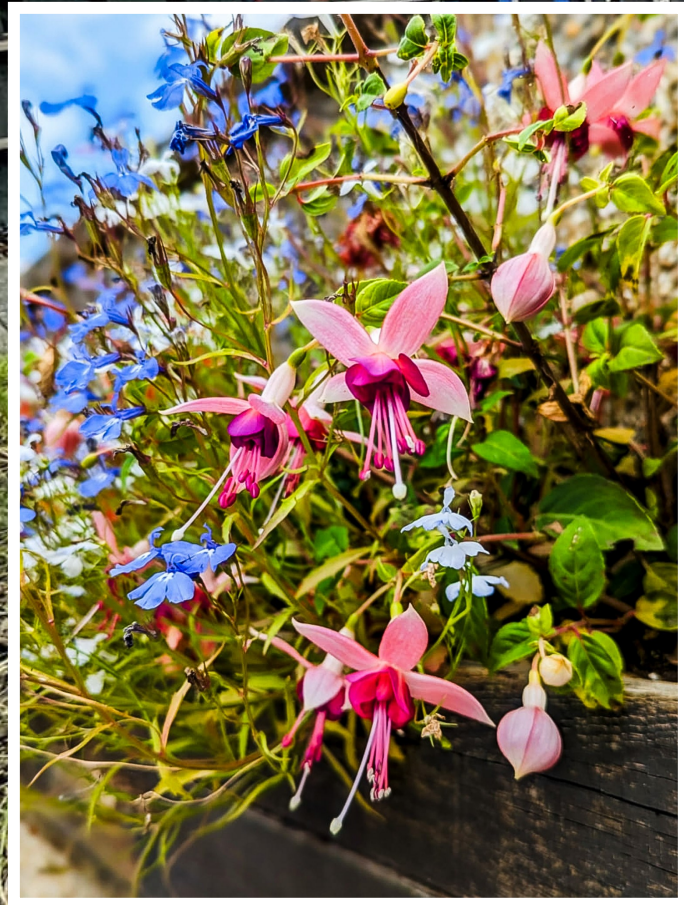
COUNCIL TAX BAND C

Extras:-

All carpets and fitted flooring; all blinds; all light fittings and fixtures; all integrated appliances

All measurements contained within this Brochure are from the widest points. Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan and measurements are 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 guarantees as to their working order or efficiency can be given.













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