



3 PEMBERTON VALLEY
ALLOWAY

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3 | BEDROOMS

1 | BATHROOM

4 | PUBLIC ROOMS

An immaculate modern detached villa with a stylish layout and lovely position with a south westerly facing rear garden close to Rozelle Park and within the Alloway Primary catchment.

Number 3 is a modern detached villa suited to a variety of potential purchasers which enjoys a lovely level plot within a highly popular residential location. The property has been beautifully maintained by the current owners and is presented in true walk-in condition with a stylish, flexible layout arranged over two levels. Particular mention should be made of the detached garden room with wc, Cat 6 cabling and wifi constructed using SIPs (structural insulated panels), a high performance building system. This could be utilised in a variety of different ways including as a home office, gym etc.

Further features and benefits include a bespoke fitted kitchen (centre island, Silestone work tops and 'Neff' integrated appliances), quality sanitary ware, gas central heating with a 'Valliant' boiler housed in the garage and installed December 2023, quality floor coverings, double glazing and neutral decoration.

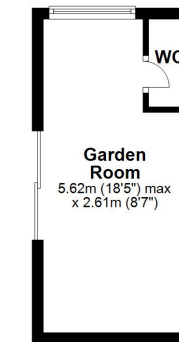
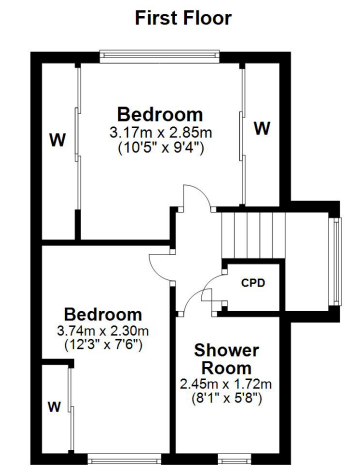
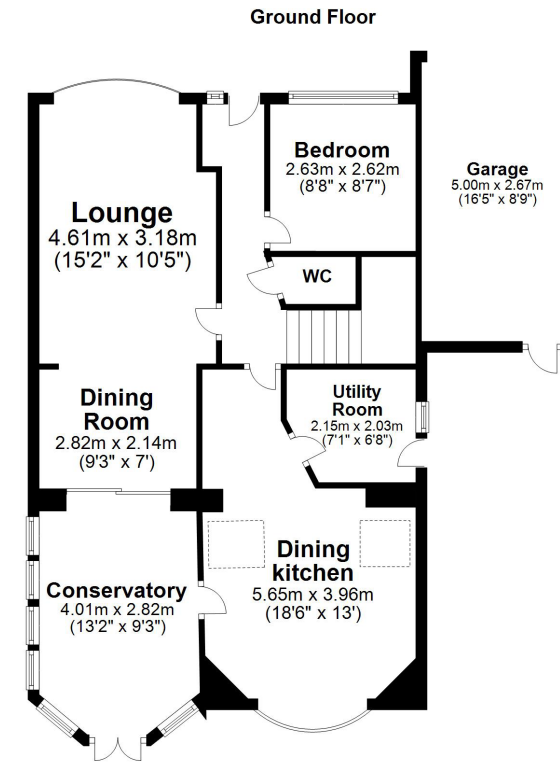
In summary the accommodation extends to, on the ground floor, a reception hallway with two piece wc off, front facing lounge open to the dining room, downstairs bedroom, fitted kitchen, conservatory overlooking the rear garden and useful utility room. Upstairs there are two further bedrooms (both with fitted wardrobes). Completing the accommodation is a three piece family bathroom.

Externally the front garden is laid to block paving with parking for several vehicles. To the side there is an attached garage with courtesy door to the rear. The fully enclosed south westerly facing rear garden is laid to lawn with shrubbery and chipped borders and feature paved patio.









Pemberton Valley is a highly popular residential address within the catchment area for Alloway Primary School and close to a range of local amenities. For the commuter there is ease of access to the A77/M77 bypass while the centre of Alloway village is around 0.5 miles distant. Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY4843 | Sat Nav: 3 Pemberton Valley, Alloway, KA7 4UH

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk