

SWPC
south west property centre

12 Ardwell Park, Ardwell

Stranraer DG9 9LJ

Offers Over: £140,000 are invited

12 Ardwell Park

Ardwell, Stranraer

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, a hospital, an indoor leisure pool complex and a 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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An immaculately presented semi-detached bungalow
- In excellent condition through out having been comprehensively modernised
- Situated within the ever popular village of Ardwell
- Only a short walk from the shores of Luce Bay
- Wonderful views over farmland and woodland to the rear
- Splendid shaker design kitchen
- Well-appointed shower room
- New electric heating & uPVC double glazing
- Easily maintained garden ground
- Off-road parking



Nestled within the picturesque and ever popular village of Ardwell, this immaculately presented two-bedroom semi-detached bungalow offers an exceptional opportunity for those seeking refined coastal living. Having undergone comprehensive modernisation, the property is in excellent condition throughout, seamlessly blending contemporary comforts and features. The welcoming entrance leads to a bright living area, where the natural light pours in from the bay window. The heart of the home is the shaker design kitchen, thoughtfully crafted to provide both style and practicality, while the well-appointed shower room offers a touch of luxury. Both bedrooms are generously proportioned, providing peaceful retreats. With new electric heating and uPVC double glazing, this home ensures comfort and efficiency year-round. The property's location is truly enviable, being just a short stroll from the shores of Luce Bay, perfect for those who appreciate the beauty of Galloway's coastline.

The outside space is equally impressive, designed for ease of maintenance and year-round enjoyment. The property sits within its own garden ground, with the front and side laid to a pristine lawn, accented by a feature palm tree and elegant gravel borders. To the rear, the enclosed and sheltered garden provides a tranquil haven, thoughtfully arranged with porcelain paving and a gravel border, ideal for alfresco dining or quiet relaxation. A wooden garden shed offers practical storage for gardening tools or outdoor equipment. The dedicated driveway to the side of the property ensures convenient off-road parking, enhancing the appeal for both residents and visitors. This delightful bungalow presents a rare opportunity to enjoy village life, stunning rural views, and effortless access to the coast, all within a beautifully modernised and easily maintained setting.



Entrance Porch
The property is accessed by way of a uPVC stable-style storm door. Interior door to the lounge, coat rail and a built-in cupboard housing the consumer unit.

Lounge/Diner
A bright reception room with a bay window to the front. Wall-mounted electric fire and a TV point.

Kitchen
The kitchen is fitted with a range of shaker-design floor and wall-mounted units with limed oak design worktops incorporating a stainless steel sink with a swan-neck mixer. There is a ceramic hob, an extractor hood, a built-in oven, plumbing for an automatic washing machine and an integrated fridge/freezer.

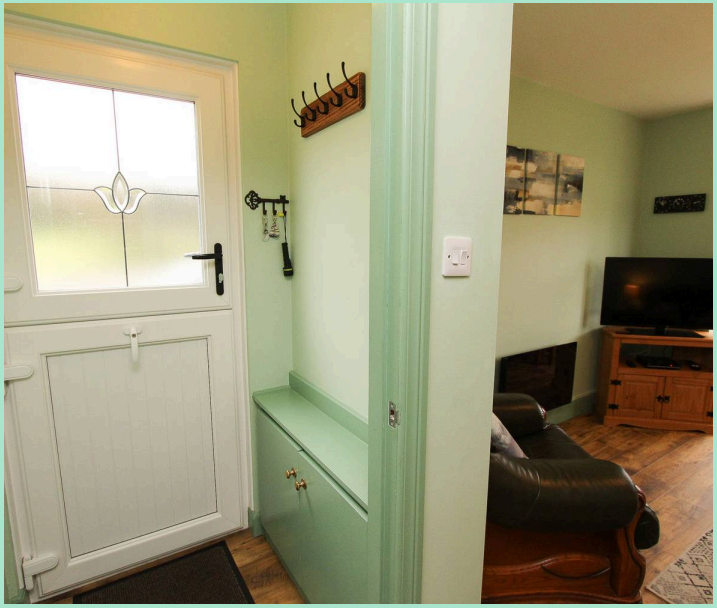
Inner Hallway
The inner hallway provides access to the bedrooms and the shower room.

Shower Room
The vinyl-panelled shower room is fitted with a WHB, WC and a large shower cubicle with an electric shower. Heated towel rail.

Bedroom 1
A bedroom to the front with built-in wardrobes and an electric panel heater.

Bedroom 2
A bedroom to the rear with a built-in wardrobe and an electric panel heater.







GARDEN

The property is set within its own area of easily maintained garden ground. The front and side have been laid out as a well-kept lawn with a feature palm tree and gravel borders. The enclosed, sheltered rear garden has been laid out in a combination of porcelain paving with a gravel border. There is a wooden garden shed.

DRIVEWAY

OFF STREET

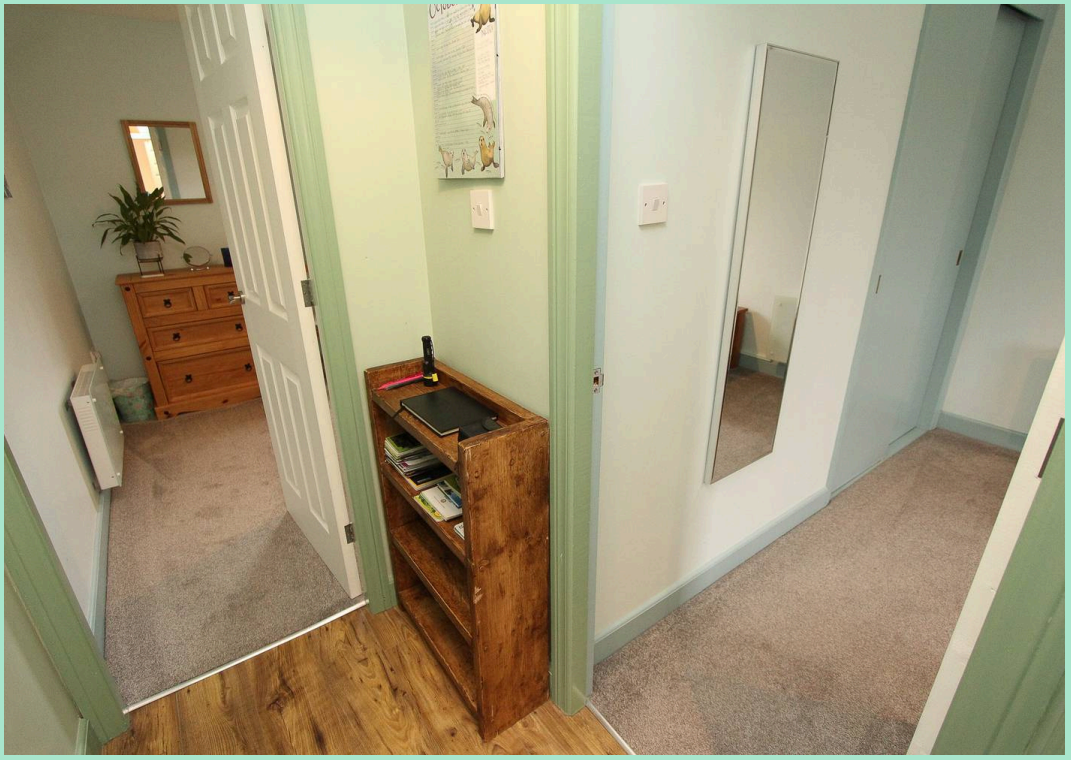
1 Parking Space

A dedicated driveway to the side of the property.

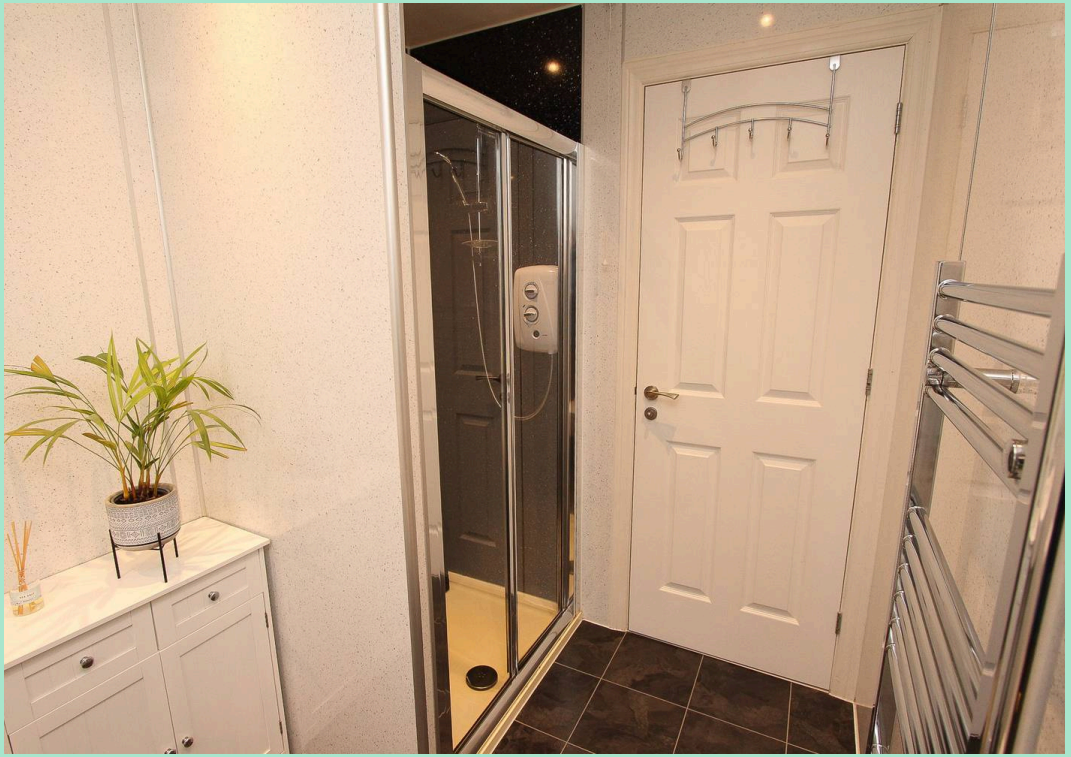






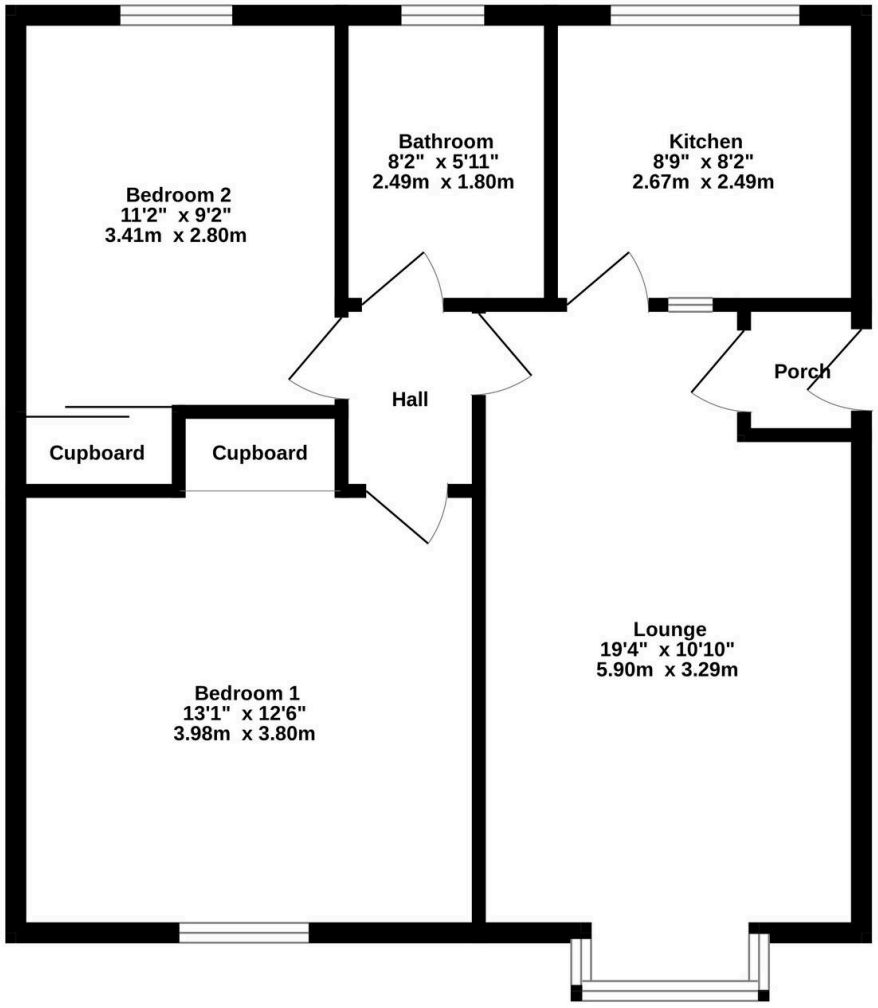








Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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The Property Ombudsman

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.