



**6 Ardwell Park, Ardwell**

Stranraer, DG9 9LJ

Offers Over £160,000 are invited

## 6 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- A very well-presented semi-detached bungalow
- Excellent condition throughout
- Pleasant views over farmland to the rear
- Only a short walk from the shores of Luce Bay
- Splendid fitted kitchen
- Well-appointed shower room
- Delightful conservatory to the rear
- Neutral decor throughout
- New electric heating and modern uPVC double glazing
- Low maintenance garden ground and off-road parking



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This beautifully presented two-bedroom, semi-detached bungalow offers a rare opportunity to acquire a home in excellent condition, set in a peaceful location just a short stroll from the tranquil shores of Luce Bay. The property enjoys a neutral décor throughout, creating a fresh and inviting atmosphere ready for immediate occupation. The spacious lounge flows seamlessly into a splendid fitted kitchen, featuring contemporary cabinetry and integrated appliances, perfect for both every-day living and entertaining guests. A well-appointed shower room provides modern convenience, while new electric heating and modern uPVC double glazing ensure comfort and energy efficiency all year round. To the rear, a delightful conservatory captures an abundance of natural light and provides an idyllic vantage point to relax and enjoy the pleasant views across open farmland. Both bedrooms are generously proportioned, offering ample storage and flexibility for a variety of lifestyles.



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Externally, the property is set amidst its own easily maintained garden ground, thoughtfully designed for both beauty and practicality. The enclosed front garden is laid to a neat lawn with colourful flower borders, all framed by a low-level wall for added privacy and kerb appeal. To the rear, the garden opens onto a paved patio, ideal for outdoor dining or simply soaking up the peaceful rural outlook. Raised flower borders are serviced by a comprehensive irrigation system, while a wooden summerhouse and garden shed provide additional storage and a tranquil retreat. The rear of the property enjoys uninterrupted views over open farmland, extending onto woodland beyond, offering a sense of space and serenity rarely found. Off-road parking is conveniently provided by a paved and monobloc driveway to the rear, ensuring ease of access. This exceptional bungalow, with its blend of comfort, style and low-maintenance outdoor space, presents an outstanding opportunity for those seeking a relaxed coastal lifestyle in a truly picturesque setting.



### Lounge

A main lounge featuring a bay window to the front. Electric radiator and a TV point.

### Dining Room/Study

The dining room is laid out in an open plan basis with lounge. There is a built-in storage cupboard with the centre section being usefully fitted out as a home office.

### Conservatory

A spacious conservatory to the rear with French doors leading to the rear garden. From the conservatory there are wonderful views over farmland to woodland beyond.

### Kitchen

The kitchen is fitted with a full range of maple design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a swan neck mixer. There is a Rangemaster cooker, extractor hood, integrated fridge, integrated dishwasher, integrated automatic washing machine and an integrated tumble dryer. Ceramic tile splashbacks, recessed lighting and an electric radiator.

### Shower Room

The shower room is fitted with a WHB, WC and a corner shower cubicle with an electric shower. Attractive tiling, Karndean flooring, wall mirror with a light above and a CH radiator.

### Inner Hallway

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

### Bedroom 1

A bedroom to the front with a built-in wardrobe and a CH radiator.

### Bedroom 2

A bedroom to the rear with a built-in wardrobe and a CH radiator. From the bedroom, there is access to the floored loft by way of a pull-down ladder



## GARDEN

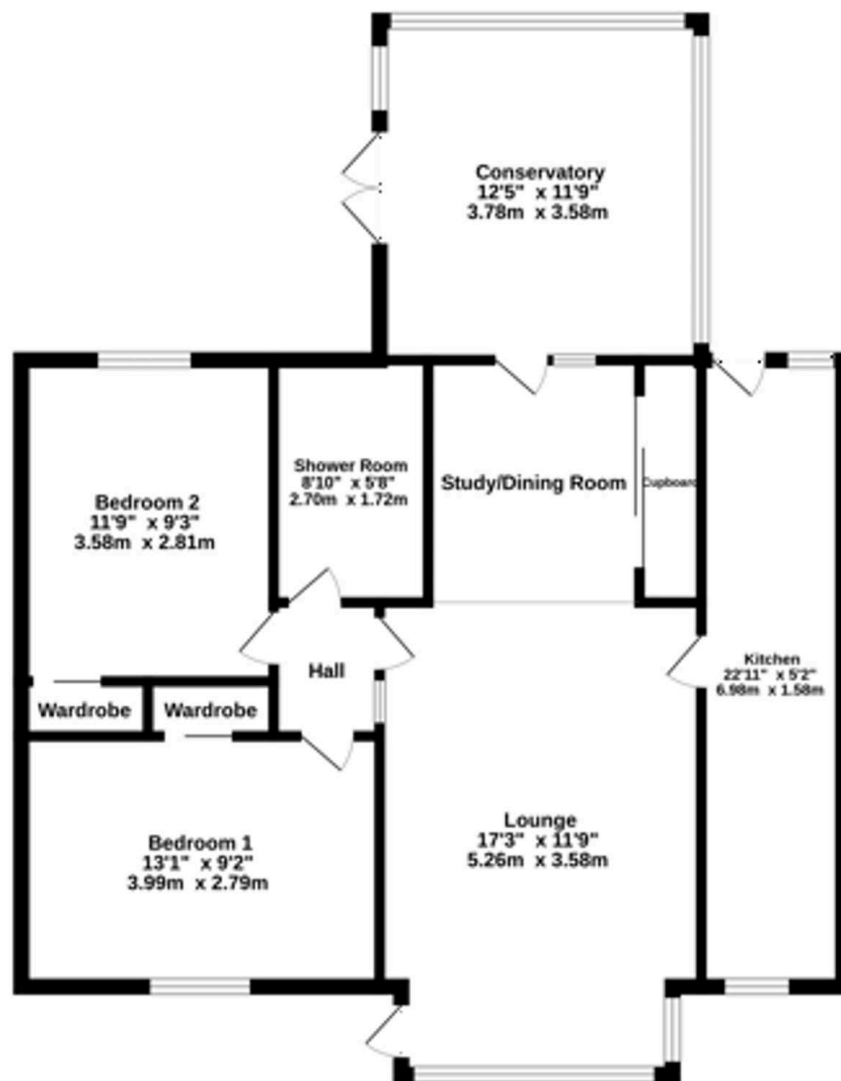
The property is set amidst its own easily maintained garden ground. The enclosed front garden has been laid out to a small lawn with colourful flower borders, set within a low-level wall. The rear garden comprises a paved patio and raised flower borders. From the rear there is a pleasant view over open farmland onto woodland beyond. There is a wooden summerhouse, garden shed and a comprehensive irrigation system for the flower borders.

## DRIVEWAY





## Ground Floor



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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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.