

Ward Road

Ayr, KA8

Fixed price of £150,000



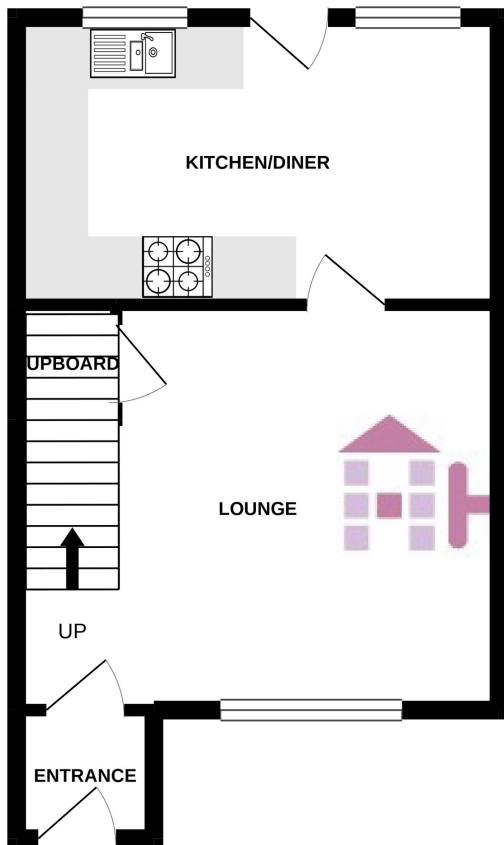
Immaculate 2 bedroom semi detached villa. Presented in walk-in condition, with lounge, dining kitchen, 2 double bedrooms and bathroom. With front and enclosed rear garden, off street parking, GCH and double glazing throughout.



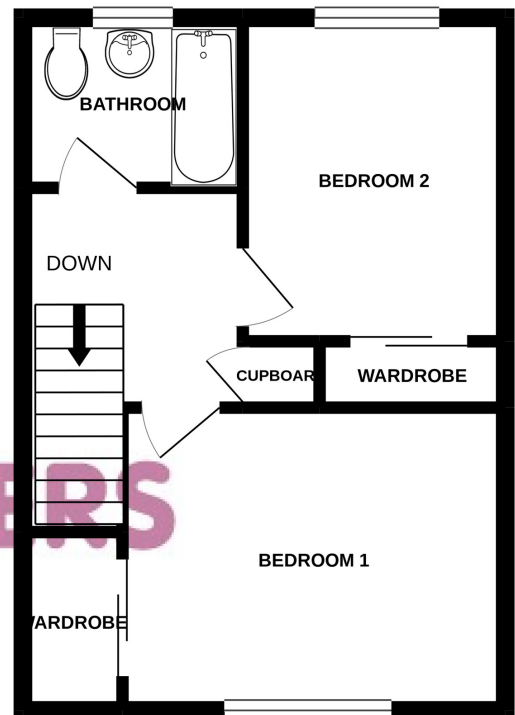
HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
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GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



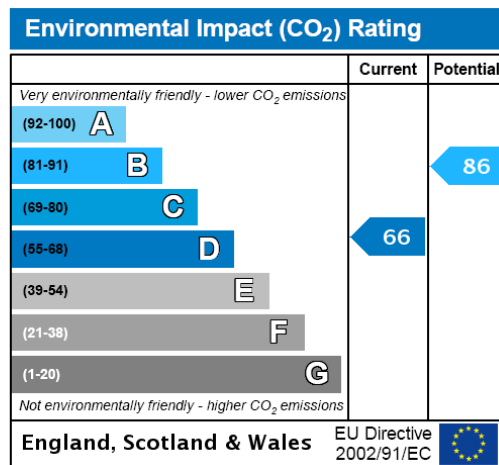
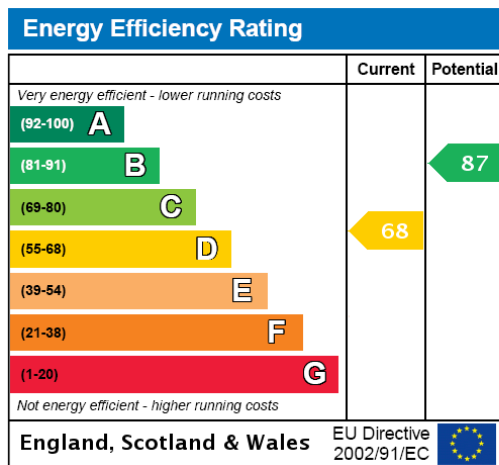
1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.8 sq.m.) approx.

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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24 Ward Road, Ayr, KA8 9AZ

Hoppers Estate Agency is delighted to market this beautifully presented 2-bedroom semi villa in a popular area of Ayr. Comprising lounge, dining kitchen, 2 bedrooms and bathroom, with front & rear gardens and off-street parking. With GCH and double glazing throughout.

Presented in true walk-in condition, we would anticipate a high level of interest in this property so early viewings are advised. Ideal for first-time buyers, or for those looking to downsize, this lovely home boasts tasteful, neutral decor throughout, modern fixtures and fittings and a good amount of fitted storage.

The layout on the ground floor extends to entrance vestibule with direct access to the lounge. The lounge is bright and spacious with laminate flooring, light walls and under stair storage. The modern kitchen is accessed from the lounge; with wall and base units providing excellent storage and worktop space as well as integrated appliances. There is space for dining and access to the rear garden.

On the upper floor is a landing with storage, 2 bedrooms and bathroom. The master bedroom is front facing; a spacious double sized with fitted wardrobes. Bedroom 2 is a rear facing double, also with fitted mirrored wardrobes. The modern bathroom contains white suite with wash-hand basin, toilet and shower over bath.

Externally, the gardens are well kept and relatively low maintenance. There is a neat front lawn with off street parking to the side, and gate access to the rear. The rear garden is of a good size with central lawn, patio area for outdoor furniture and garden shed. It is fully enclosed, perfect for those with pets and/or children.

Ward Road is a popular central location, ideally placed for access into both Ayr Town Centre and Prestwick Main Street. There are good local schools nearby and Heathfield Retail Park and Supermarkets are only a short distance away.

DIMENSIONS

Vestibule: 3'10x4'4 approx.

Lounge: 15'5x12'10 approx.

Dining Kitchen: 15'5x9'10 approx.

Bedroom 1: 12'10x9'8 approx.

Bedroom 2: 8'4x10'3 approx.

Bathroom: 6'10x6'3 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788.

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