



ARDFERN

26 WOODEND ROAD, ALLOWAY

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3 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

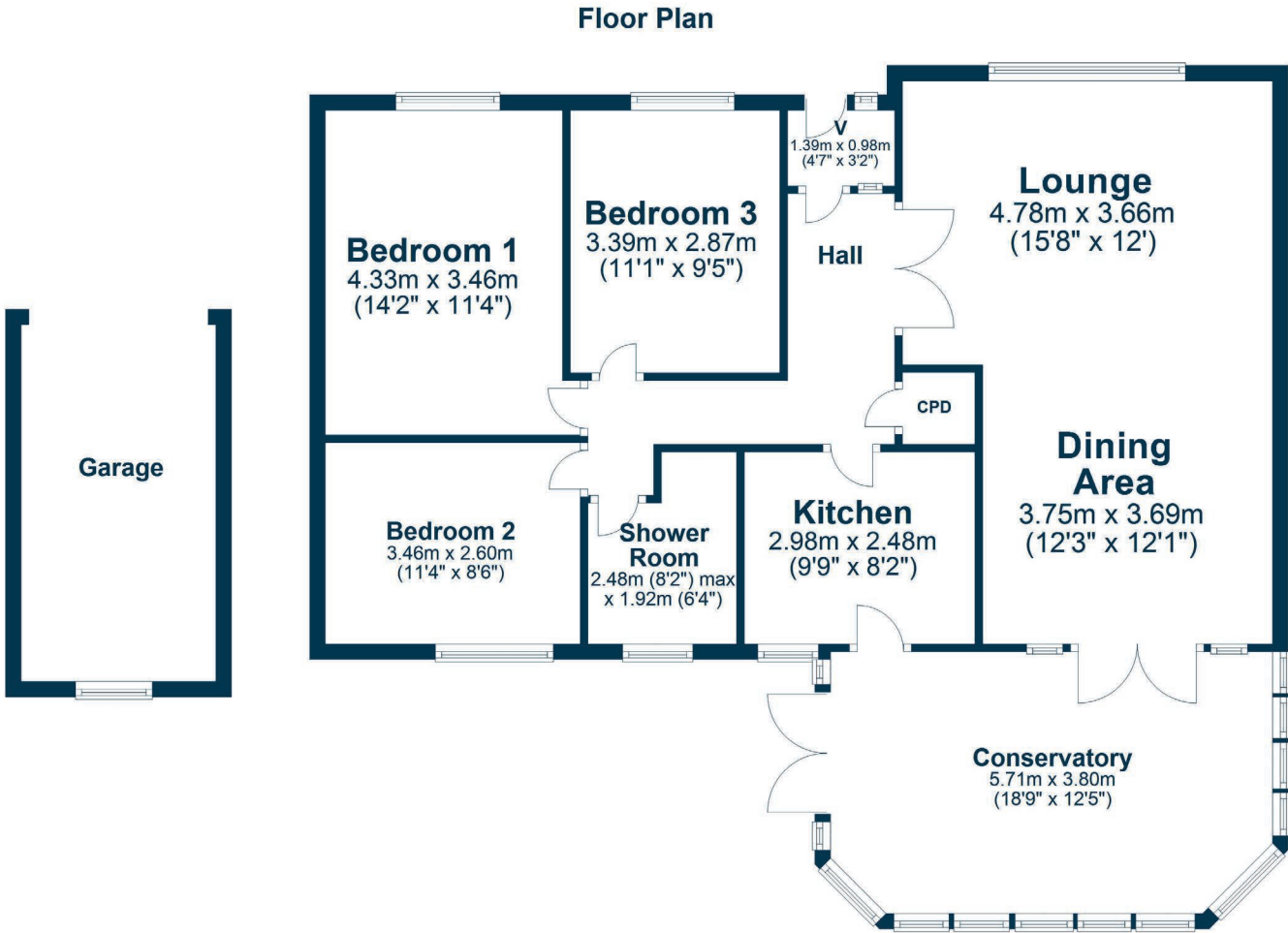
An immaculate and extended detached bungalow set on a generous landscaped corner plot in the popular village of Alloway, with substantial accommodation across six principal apartments and a detached garage.

Ardfern is an impressively spacious detached bungalow along Woodend Road, a popular residential locale within Alloway. The property has been extended with a large conservatory at the rear to create an unrivalled level of flexible on-the-level accommodation. The property has ample storage throughout, including loft access, with quality fixtures and fittings in the shower room and kitchen. The garden grounds to the front and rear further compliment this outstanding home, with a large plot comprising a mixture of hard and soft landscaping and the rear garden benefits from a south-facing aspect and excellent privacy with mature hedging bounding the property. The property is within the catchment for Alloway Primary School and close to the amenities provided by Ayr town centre and the A77 for commuting to Glasgow and surrounding districts.

In more detail, the internal accommodation extends to an entrance vestibule, an inner hallway with a storage cupboard and loft access, a spacious lounge that is open plan into a dining area, with French doors into the conservatory at the rear, a fully tiled shower room suite, three large bedrooms, a fitted kitchen with a door into the conservatory, and the large, bright conservatory with French doors into the garden.

Externally there are immaculate garden grounds to the front, laid mainly with decorative aggregate to create a sweeping driveway that leads to the detached garage and mature, decorative shrubs. The rear garden is fully enclosed with gated access and has two paved patio areas and a pathway, lawn, shrubs and mature hedging.





Woodend Road is a first class residential address within the popular historic village of Alloway. Alloway is famously the birthplace of Robert Burns and has a range of amenities, including an excellent primary school, leisure facilities and shops. The nearby market town of Ayr provides a comprehensive range of local amenities, including further schooling, supermarkets, restaurants and bars, transport links to Glasgow and beyond, additional leisure facilities and retail shopping.

AY5344 | Sat Nav: Ardfarn, 26 Woodend Road, Alloway, KA7 4QR

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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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