

Approx Gross Internal Area
268 sq m / 2239 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/REM/04/23 OK REM

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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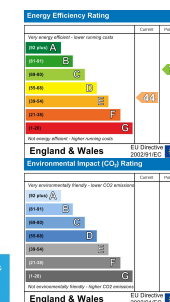


Leicester House Ferryside, Carmarthenshire, SA17 5SL

- SEMI-DETACHED HOUSE
- VILLAGE LOCATION
- WALKING DISTANCE TO THE BEACH
- ESTURY VIEWS
- DETACHED ONE BEDROOM ANNEXE
- FOUR BEDROOMS
- GOOD RAILWAY LINKS
- REAR GARDEN
- OFF ROAD PARKING
- EPC RATING: E

£340,000

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The Agent that goes the Extra Mile





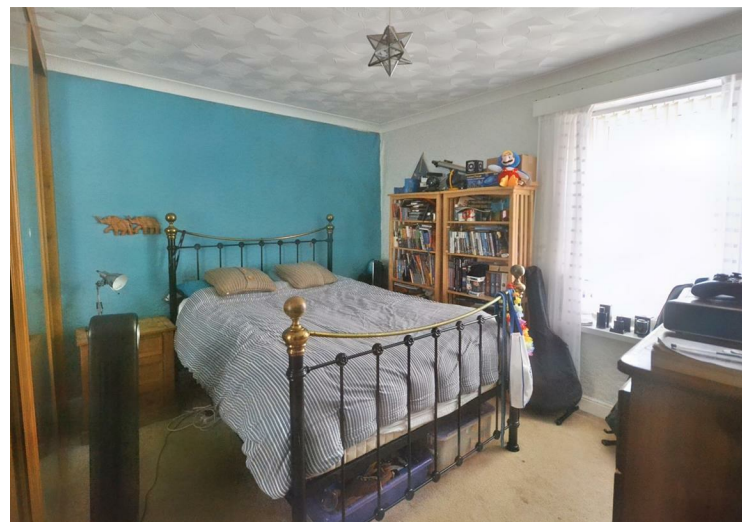
An incredible opportunity to purchase a unique property with Estuary Views, in the beautiful village of Ferryside, which offers not only a four-bedroom semi-detached house but also a one-bedroom detached cottage with off-road parking for multiple vehicles. The property has so much to offer and is such a rare find in this fantastic location.

The property briefly comprises; an entrance hall, and a living room with a log burner, perfect for cosy nights in after a day at the beach. The living room leads through to the conservatory and rear porch with doors opening out to the rear garden. Off the conservatory is the kitchen, utility room and downstairs WC. Walking back through the kitchen you go into the dining room with wood beams and electric fire. Upstairs the property comprises of four bedrooms, one of which has french doors leading out to the sun terrace where you can take in breathtaking views of the estuary while enjoying your morning coffee. There is also an upstairs bathroom with a separate shower and bath.

The property also benefits from a detached one-bedroom cottage. This comprises; an open plan kitchen/dining/living room, double bedroom and bathroom.

Externally the property offers off-road parking for multiple vehicles and a lawned area to the front. To the rear of the property, there is a lawned and patio area which can be enjoyed for alfresco dining in the summer and entertaining friends and family.

Ferryside is a beautiful fishing village with a vibrant community spirit. Located within 10 miles of the County town of Carmarthen this village has incomparable views over the Towy Estuary and Llansteffan. With many walks, events, and beautiful beaches, there is always something to do in this delightful village. Ferryside boasts a primary school, pub, restaurants, a spa hotel and has a lifeboat and yacht club.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40. At Pensarn Roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. Turn right. Continue onto Carmarthen Rd. Continue onto Eva Terrace. The property will then be on your left. What3Words Reference: sensitive.talkers.headache

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.