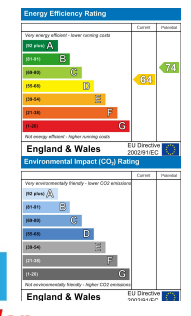


**15 Brigstocke Terrace, Ferryside, SA17 5SH**

- SEMI DETACHED HOUSE
- VILLAGE LOCATION
- WALKING DISTANCE TO THE BEACH
- ESTUARY VIEWS
- GARAGE
- THREE/FOUR BEDROOMS
- GOOD RAILWAY LINKS
- REAR GARDEN
- OFF ROAD PARKING
- EPC RATING: D

**O.I.R.O £270,000**

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



**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/05/23OK 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



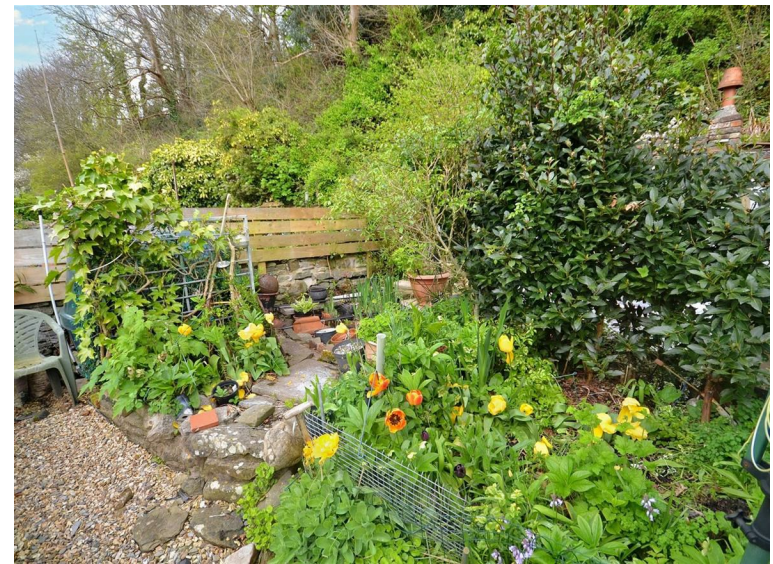
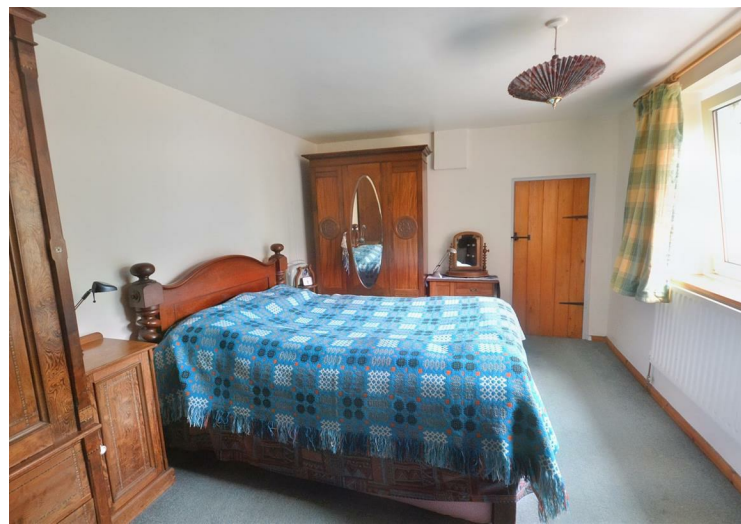
A fantastic opportunity to purchase a semi-detached, three-bedroom house located in the seaside village of Ferryside. The property has panorama views of river towy, Llansteffan beach and Llansteffan castle and also has a detached garage with off-road parking for multiple vehicles. The property has so much to offer and is such a rare find in this fantastic location.



The property briefly comprises; entrance hall, living room, office which could be utilised as a further bedroom as there is also a downstairs shower room, hallway leading to the open plan kitchen / diner, utility room and boot room to the rear of the property. Upstairs offers three double bedrooms, one of which is currently being utilised as an additional lounge to enjoy the estuary views, with the master benefiting from an en suite.

Externally the property offers a rear garden which also has external side access, this is mainly made up of patio areas with planted borders and is a wonderful spot to sit back relax and enjoy the sun. Opposite the property, to the other side of the road, is a garage which will house several vehicles, and beyond this a fantastic garden that the current vendors use mainly as an allotment but also has a lot of potential for the new owners to create their own dream space, whether as garden office (subject to relevant planning) or a spot to put the hot tub.

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. Continue straight. The property will be on the left. What3Words Reference: flashback.door.lined

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.