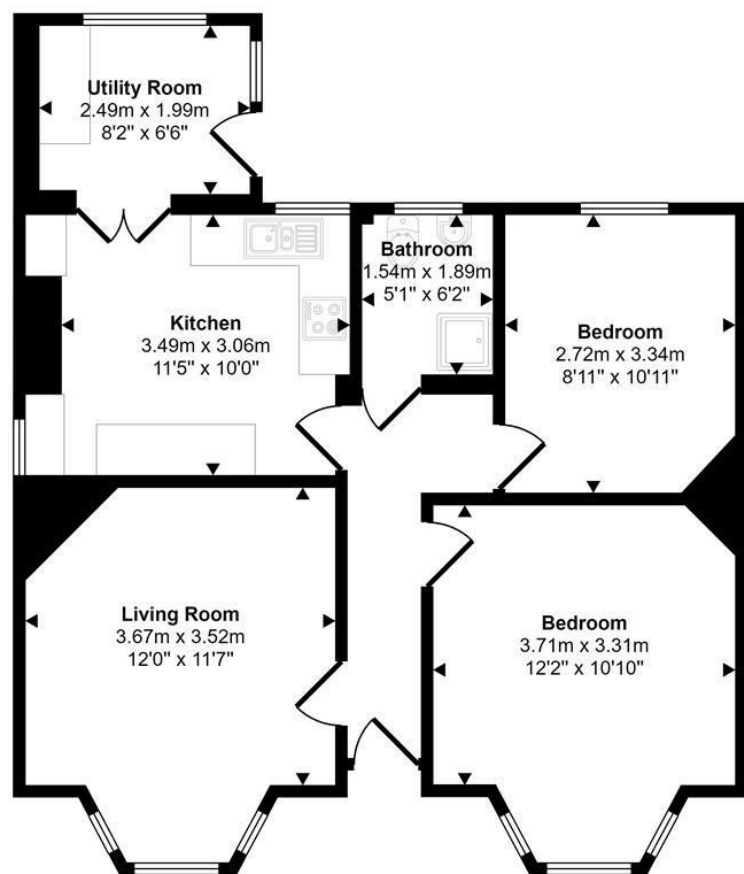


Approx Gross Internal Area
65 sq m / 703 sq ft



Floorplan

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/10/23/OK

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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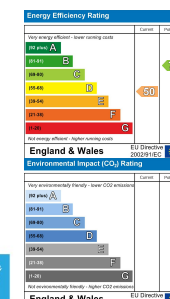


The Glen Carmarthen Road, Ferryside, Carmarthenshire, SA17 5TH

- DETACHED BUNGALOW
- VILLAGE LOCATION
- WRAP AROUND GARDEN
- CLOSE TO AMENITIES
- HEATING - OIL
- TWO BEDROOMS
- WALKING DISTANCE TO BEACH
- GOOD RAILWAY LINKS
- WELL PRESENTED
- EPC RATING - E

Offers In Excess Of £270,000

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The Agent that goes the Extra Mile





A fantastic opportunity to purchase this two-bedroom detached bungalow situated in the desirable village of Ferryside. The property is situated in an excellent location as it's only a few minutes walk from Ferryside Beach, close to the train station, providing good rail links and is also within walking distance to The Three Rivers Hotel with pool, spa and gym facilities. The property can appeal to many different buyers from someone looking for a home to enjoy their retirement in or for a family just starting out. We highly recommend viewing this bungalow to appreciate all it has to offer.

The property briefly comprises; an entrance hall, living room with bay window, kitchen, utility room with French doors leading out to the rear garden, family bathroom and two bedrooms with the master also benefiting from a bay window. The property is double-glazed and has oil central heating.

Externally the property offers a combination of patio and gravel area to the front and rear of the property perfect for alfresco dining, or as currently used for a shed and potting area. The property also benefits from a lawned area to the side. The garden really does offer the new owners a wonderful opportunity to create their own perfect spot to relax.

Ferryside or Glan-Y-Feri (in Welsh) 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. Ferryside has excellent bus links as well as a train station with trains running regularly between Fishguard Harbour and London Paddington. A village in which beauty once seen is never forgotten.



DIRECTIONS

From our office on Dark Street 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 2nd exit and stay on A484. Turn right for Ferryside. Continue onto Carmarthen Rd. Stay on this road for approx 3 miles. There will be a turning for Glan Yr Ystrad on your right and the property is opposite on the left. What3Words Reference: ///pitch.tight.obliging

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