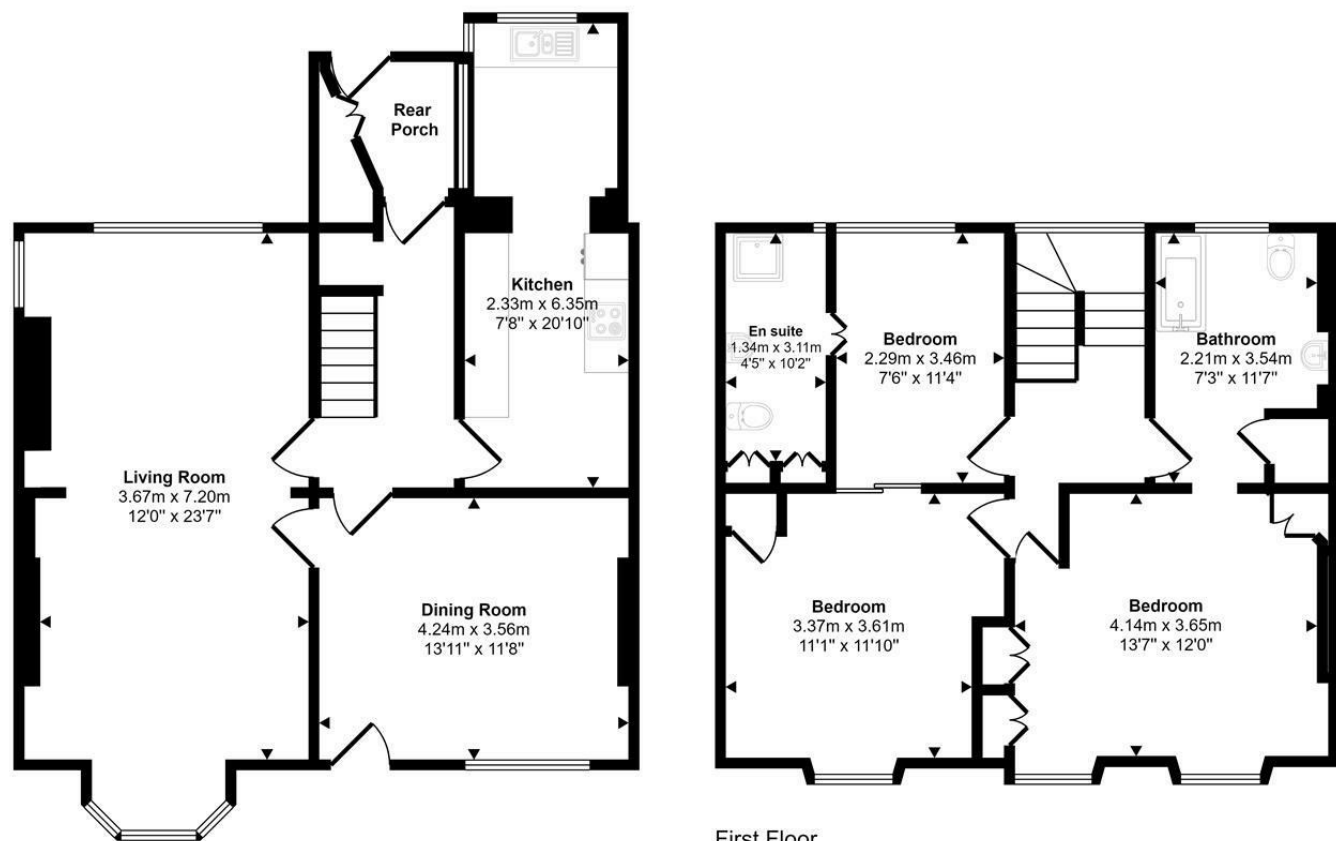


Approx Gross Internal Area  
132 sq m / 1424 sq ft



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 E

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.

JETH/REM/09/23JETH

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

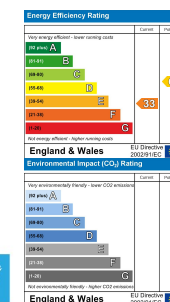


**Marine Cliff The Cliff, Ferryside, Carmarthenshire, SA17 5SP**

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- VILLAGE LOCATION
- HEATING: OIL
- THREE BEDROOMS
- RENOVATION PROJECT
- AMAZING VIEWS
- WALKING DISTANCE TO THE BEACH
- EPC RATING: F

**£250,000**

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**The Agent that goes the Extra Mile**





A unique opportunity to purchase this three bedroom semi-detached, which is in need of renovation, in the seaside village of Ferryside with panoramic views of the river towy, Llansteffan beach and Llansteffan castle. We highly recommend viewing this property to appreciate all it has to offer.

The property comprises; living room with bay windows, dining room, kitchen and rear porch. Upstairs the property comprises; three double bedrooms with master benefiting from en-suite and family bathroom.

Externally the property benefits from off road parking to the rear, front lawned area, and patio area where the views are incredible and are the perfect backdrop to alfresco dining or sitting back and taking in the view with your morning coffee.

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. Turn left signposted 'The Cliff'. Continue straight and the property will be at the end. What3Words Reference: ///////////////curly.puppy.aliens

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