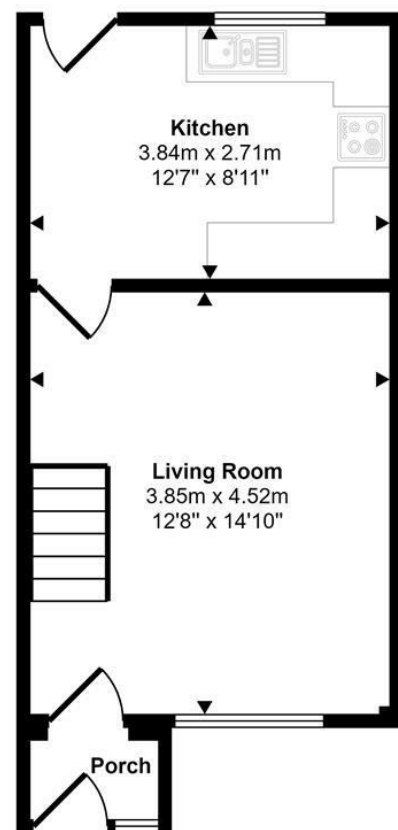
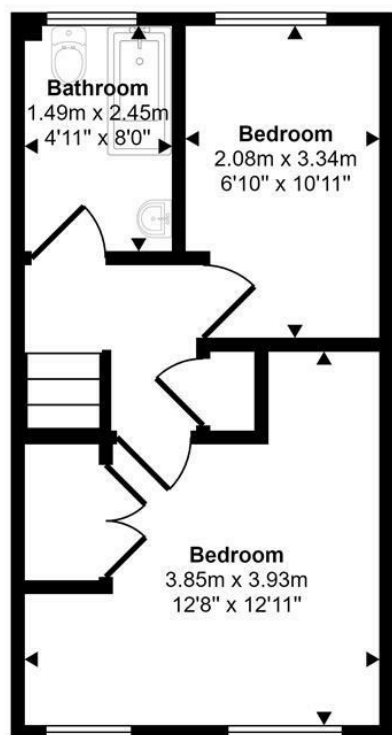


Approx Gross Internal Area
58 sq m / 626 sq ft



Ground Floor
Approx 30 sq m / 322 sq ft



First Floor
Approx 28 sq m / 304 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.

JETH/REM/04/24JETH

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

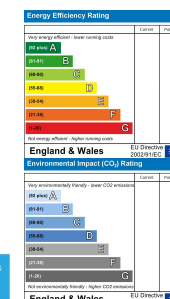
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



3 Llys Holcwm, Ferryside, SA17 5SY

- SEMI DETACHED HOUSE
- REAR GARDEN
- VILLAGE LOCATION
- GOOD RAILWAY LINKS
- HEATING - OIL
- TWO BEDROOMS
- OFF ROAD PARKING
- WALKING DISTANCE TO BEACH
- CLOSE TO AMENITIES
- EPC RATING - TBC



Offers In Excess Of £200,000

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



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The Agent that goes the Extra Mile



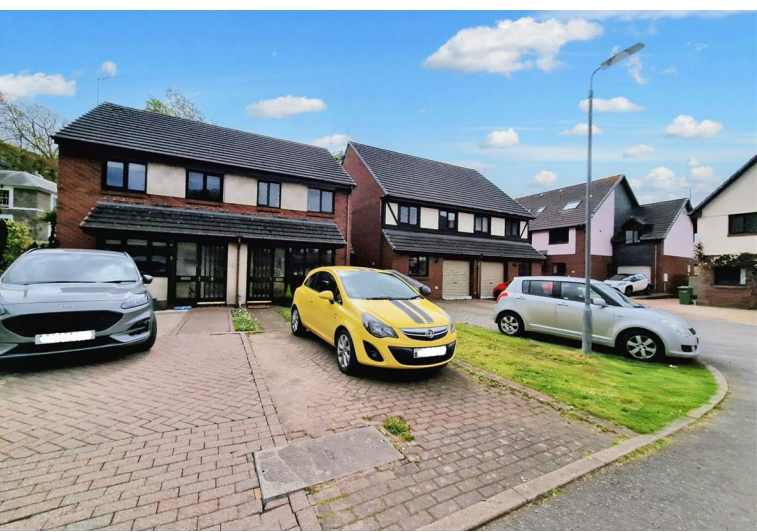
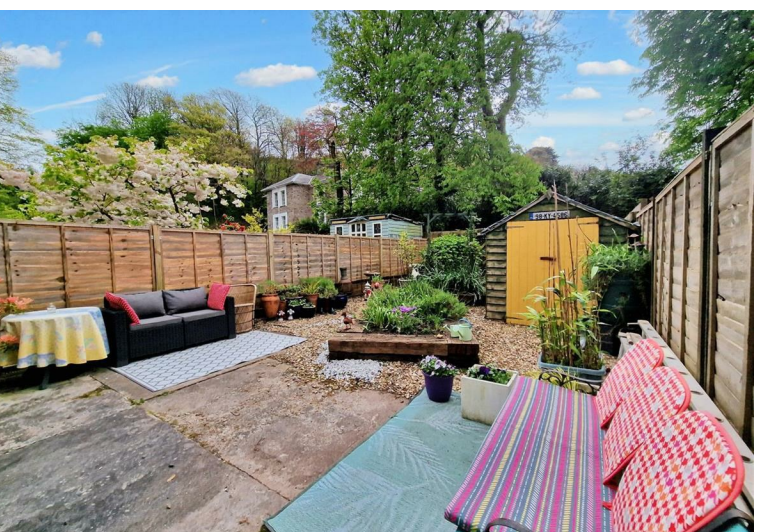


Nestled in the charming village of Ferryside, this delightful semi-detached house at Llys Holcwm offers a perfect blend of comfort and convenience. As you step inside, you are greeted by a cosy living room, ideal for relaxing or entertaining guests. The property boasts two lovely bedrooms, providing ample space for a small family or guests. The bathroom is well-appointed and offers all the necessary amenities.

One of the standout features of this property is the off-road parking, ensuring you never have to worry about finding a space after a long day out. The rear garden is a tranquil oasis, perfect for enjoying a morning coffee or hosting a summer barbecue with friends and family.

Located in the heart of Ferryside, you'll enjoy the peace and quiet of village life while still being within easy reach of local amenities. Whether you're looking for a weekend retreat or a permanent residence, this property offers the best of both worlds. Don't miss out on the opportunity to make this charming house your new home.

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 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 right onto Llys Holcwm. What3Words Reference; ///speak.scorpions.poorly

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