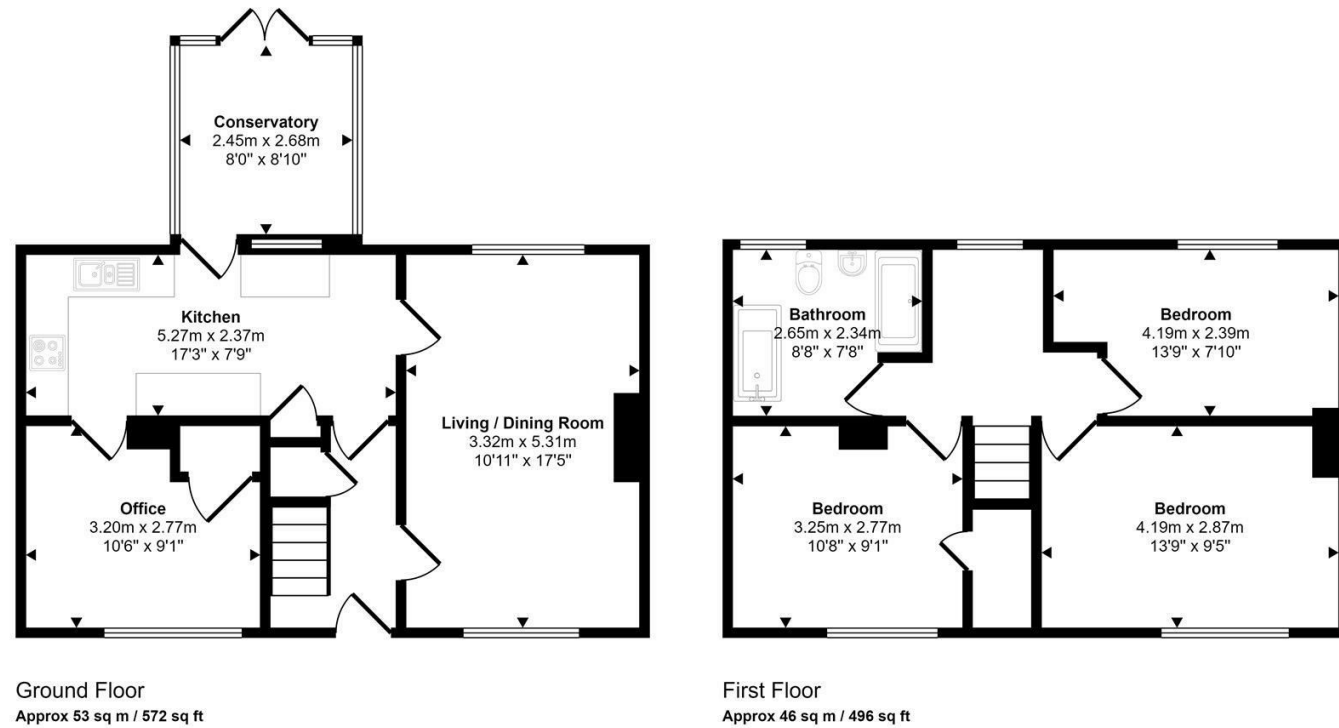


Approx Gross Internal Area
99 sq m / 1068 sq ft



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

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.

IRK/REM/07/24/ DRAFT

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

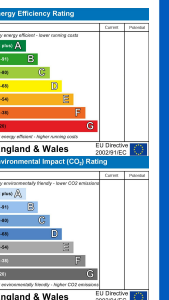


5 Glan Tywi, Ferryside, SA17 5TG

- SEMI DETACHED HOUSE
- WALKING DISTANCE TO BEACH
- IDEAL FAMILY HOME
- CONSERVATORY
- OIL CENTRAL HEATING
- THREE BEDROOMS
- GOOD TRANSPORT LINKS
- CUL DE SAC LOCATION
- SUMMER HOUSE
- EPC TBA

£250,000

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

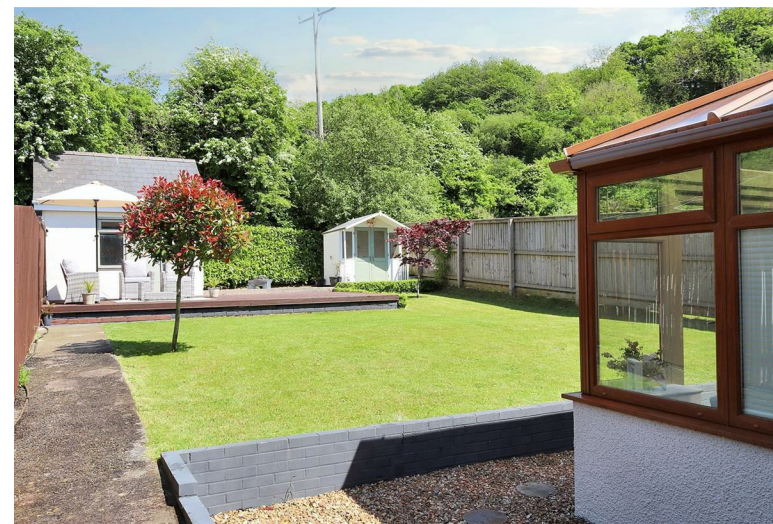


9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





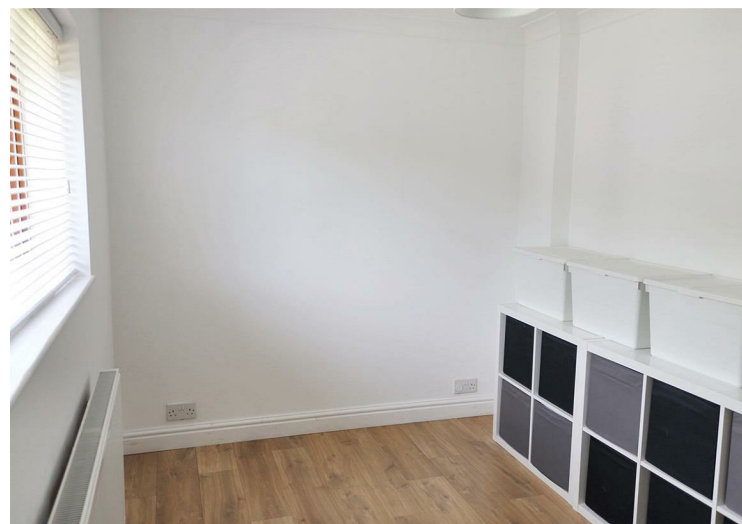
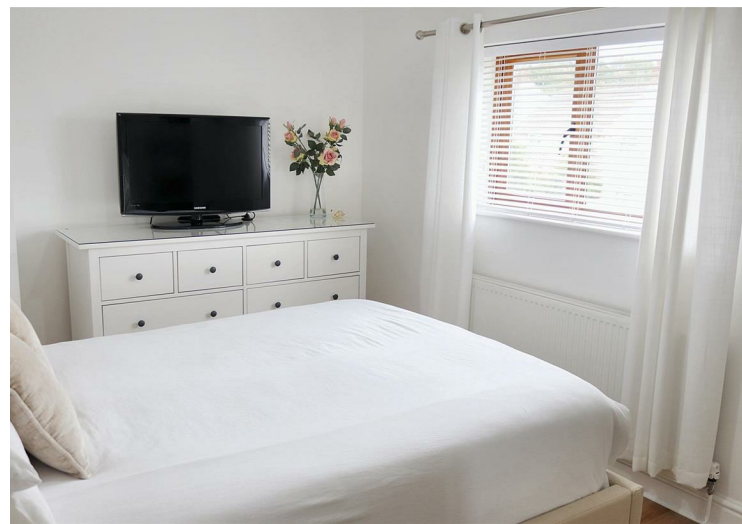
Nestled in the charming town of Ferryside, this beautifully presented semi-detached house offers a perfect blend of comfort and convenience. Boasting two reception rooms and three cosy bedrooms, this property is ideal for those seeking a peaceful retreat by the coast.

With parking available for up to four vehicles, you'll never have to worry about finding a spot after a long day out exploring the nearby beach, just a mere half-mile away.

Situated in a cul-de-sac, this home provides a serene environment for relaxation. The conservatory adds a touch of elegance, perfect for enjoying the sunshine all year round. Additionally, there is a brick garden shed with power points and pitched slate roof with decking in front and a summer house offering a lovely space to unwind and soak in the peaceful surroundings.

Don't miss out on the opportunity to make this charming house your new home on the edge of Ferryside.

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 for Ferryside, Continue onto Carmarthen Rd, Turn left onto Glan Tywi, The property will be on your left. What3Words Reference; ///bared.bulletins.sushi

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