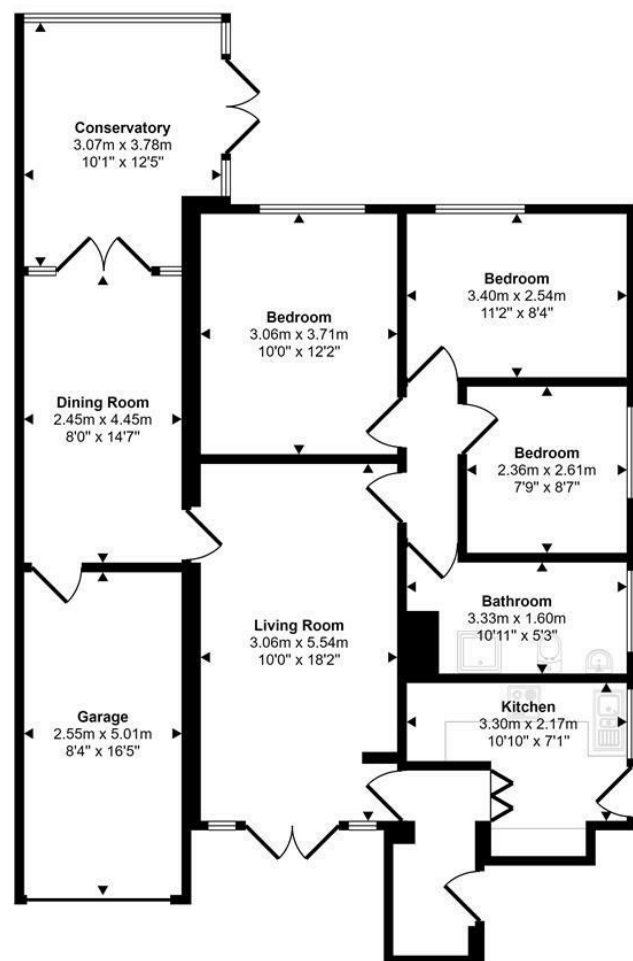


Approx Gross Internal Area
104 sq m / 1119 sq ft



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/01/24/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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

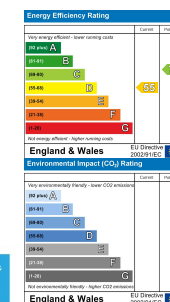
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



Grey Stones (3) Glan Morfa, Ferryside, SA17 5TF

- LINK DETACHED BUNGALOW
- CONSERVATORY
- OFF ROAD PARKING
- GOOD RAILWAY LINKS
- HEATING - OIL
- THREE BEDROOMS
- REAR GARDEN
- WALKING DISTANCE TO BEACH
- CLOSE TO AMENITIES
- EPC RATING - D



No Onward Chain £240,000

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



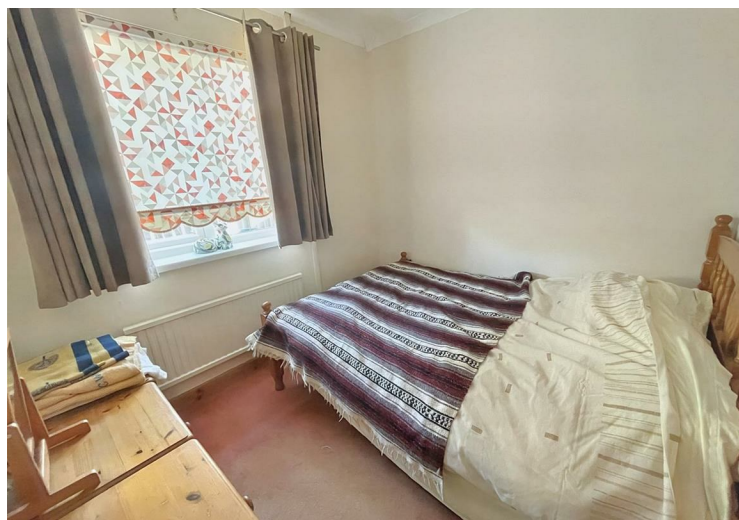


A fantastic opportunity to purchase this three-bedroom link detached bungalow situated in the desirable village of Ferryside. The property is situated in an excellent location as it's only a few minutes walk from Ferryside Beach, close to the train station, providing good rail links and is also within 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; entrance hall, kitchen, living room, dining room with access into the integral garage, and conservatory with doors leading out to the rear garden. The property benefits from three bedrooms, two of which are double, and a family bathroom with a walk-in shower.

Externally the property benefits from off-road parking for two vehicles and a lawned area to the front. To the rear, the property offers a lawned area with a pathway down the middle leading to the two garden sheds. 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 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. Continue passed the turning for Glan Morfa. The property will be the fourth on your right. What3Words Reference; ///incoming.coasting.stencil

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