

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

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<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/10/24/ 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.

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

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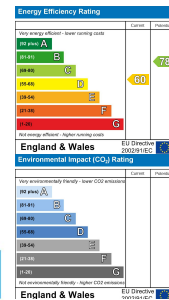


7 Glan Morfa, Ferryside, SA17 5TF

- DETACHED BUNGALOW
- SINGLE GARAGE
- GOOD RAILWAY LINKS
- FRONT AND REAR GARDENS
- HEATING - OIL
- THREE BEDROOM
- WALKING DISTANCE TO BEACH
- CUL-DE-SAC
- VILLAGE LOCATION
- EPC RATING - D

Offers In Excess Of £180,000

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





Welcome to this charming detached bungalow located in the sought-after area of Glan Morfa, in the village of Ferryside. This property boasts three bedrooms, ideal for a growing family or those in need of extra space. With a single garage and a garden to both the front and rear, there is ample room for outdoor activities and storage.

Situated just 0.4 miles (approximately) from both the train station and the beach, this home offers the perfect blend of convenience and tranquillity. 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 features one bathroom and a reception room, providing a comfortable and welcoming atmosphere for residents and guests alike. With close proximity to amenities, daily errands and leisure activities are easily accessible.

Don't miss out on the opportunity to make this delightful bungalow your new home. Embrace the coastal lifestyle and enjoy the best of village living in Glan Morfa, Ferryside.



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 into Glan Morfa. The property will first on the left. What3Words Reference; [///invoices.acute.liked](#)

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