

Total area: approx. 3854.9 sq. feet



**7 Caradog Court
Ferryside
Carmarthenshire.**

Price **£599,000**

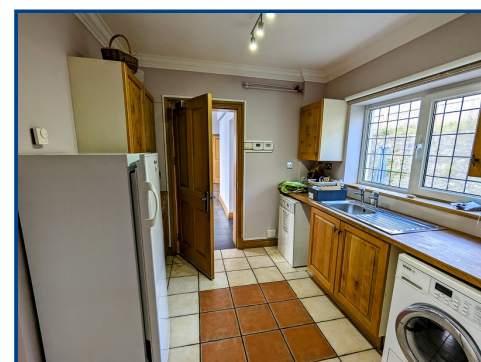


- Impressive Detached Coastal Residence
- Super First Floor Estuary Views Towards Carmarthen Bay
- 5 Reception Rooms * 4 Beds * 4 En Suites * Sun Lounge
- Ideal For Modern Day Living & Entertaining
- Popular Coastal Village & Railway Station
- Integral Double Garage & Home Office
- Mature Gardens & Ample Car Parking
- Stone Outbuilding Ideal For Art Studio/Reading Room
- Under Floor Heating, Solar Panels & EV Electric Charging Point
- Viewing Essential To Appreciate Space, Location & View

General Description

EPC Rating: B81

**** VIEWING ESSENTIAL **** - A most impressive, detached, coastal property having the 'WOW' factor enjoying far reaching views over the Towy estuary & Carmarthen Bay. Comprising a superior 4 bed / 4 en suite / 5 rec room family residence with double garage including loft office, mature gardens & attractive stone outbuilding.



Viewing: **01267 230 645**

Website: **www.ctf-uk.com**

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Caradog Court, Ferryside, Carmarthenshire.

Property Description

VIEWING ESSENTIAL - A luxurious detached modern family home of distinction having an elevated position taking advantage of the lovely views on offer from the first floor, situated within the popular coastal village of Ferryside that sits alongside the River Towy estuary as it meets Carmarthen Bay. The local scenery is stunning and for those that enjoy the outdoors, miles of coastal walks are on your doorstep benefiting from an easy walk to the village with a railway station for national connections via Carmarthen and Swansea.

The property, which is located on a private modern residential estate of different style dwellings, has spacious accommodation as follows-

Grand entrance hall with feature central oak staircase, 5 reception rooms, living room with solid limestone effect fireplace and large wood burner stove, kitchen/diner, utility leading out to spacious sun lounge ideal for relaxation and entertaining with free standing wood burner stove. The first floor provides a large landing area leading out to a balcony enjoying the relaxing views plus 4 double bedrooms all with en suite facilities. The property benefits from full under floor heating system, solar panels with EV home charging point, quality fittings including solid oak internal doors and skirtings, patterned coved ceilings and cornice.

Outside there are level mature gardens with pillared stone entrance and lights leading to a large paved brick forecourt with attractive original stone walled boundaries, integral double garage with external steps leading up to large office over ideal for working from home.

Also included is a period detached stone outbuilding arranged on 2 floors with original fireplace - perfect as an art studio or relaxation/ reading room.

Pillared Portico

Double solid timber entrance doors to:

Entrance Vestibule (6' 06" x 5' 07") or (1.98m x 1.70m)

Solid timber glazed door with glazed side panels to:

Reception Hall (14' 05" x 13' 01") or (4.39m x 3.99m)

Attractive feature central oak stairwell with timber panelling, timber effect flooring, down lighters, doors to:

W.C. (5' 0" x 2' 11") or (1.52m x 0.89m)

With vanity unit and WC, window to front.

Store Room (5' 0" x 2' 11") or (1.52m x 0.89m)

Window to front, manifold system for under floor heating.

Living Room (17' 09" x 13' 01") or (5.41m x 3.99m)

Double solid timber doors from hall, impressive feature limestone effect fireplace and surround with large wood burner stove, double aspect windows, timber effect flooring, door to:

Sitting Room (13' 01" x 9' 09") or (3.99m x 2.97m)

French double glazed doors to rear patio, window to side, down lighters, connecting door to hall.

Television Lounge/Study (13' 0" x 10' 09") or (3.96m x 3.28m)

French doors to rear.

Kitchen (13' 0" x 11' 01") or (3.96m x 3.38m)

Range of custom made base and eye level cupboards with timber worktops over, 1.5 bowl sink unit , built in Bosch electric oven with ceramic 4 ring electric hob and chimney hood over, built in dishwasher, window to rear, tiled flooring, tiled surrounds, access through to:

Dining Room (16' 04" x 13' 02") or (4.98m x 4.01m)

A most spacious room with window to front, double solid timber doors to:

Snug /Playroom (9' 03" x 8' 06") or (2.82m x 2.59m)

Window to front, timber effect flooring, access through to:

W.C. (5' 0" x 3' 02") or (1.52m x 0.97m)

Modern suite inc WC, sink unit, tiled flooring, extractor fan & fitted shelving.

Utility Room (12' 04" Max x 9' 03") or (3.76m Max x 2.82m)

Fitted base and eye level cupboards, sink unit, plumbing for washing machine, Worcester oil fired boiler, fridge space, door to:

Sun Lounge (23' 02" Max x 14' 03" Max) or (7.06m Max x 4.34m Max)

A most attractive and spacious irregular shaped room ideal for family relaxing or entertaining - exposed

beams, two Velux windows, large glazed picture window to front, freestanding multi fuel stove with exposed flue, tiled flooring, double glazed front and rear entrance doors, door to garage.

First Floor Gallery (19' 07" Max x 13' 01" Max) or (5.97m Max x 3.99m Max)

Approached via a solid timber staircase from the reception hall to a spacious landing area taking advantage of the lovely views across the estuary and Carmarthen bay. Access to all bedrooms plus glazed French doors leading out to balcony/seating area being an ideal spot to relax and enjoy the coastal views.

Bedroom 1 With En Suite (17' 08" x 13' 01") or (5.38m x 3.99m)

Accessed via double solid timber doors, dual aspect windows with lovely views to front, timber effect flooring, door to modern luxury EN SUITE comprising freestanding bath with mixer tap & shower attachment over, tiled walling and floor, WC, sink unit, built in fully tiled shower cubicle, extractor fan & down lighters.

Bedroom 2 With En Suite (17' 05" Max x 13' 01") or (5.31m Max x 3.99m)

Window to front with lovely views, fitted base cupboard, door to DRESSING ROOM (9'3" x 8'4") inc window to front with lovely views & door to modern EN SUITE comprising shower cubicle, WC, wash hand basin, fitted wall cupboard, tiled flooring & half tiled walls.

Bedroom 3 With En Suite (13' 01" x 12' 02" Max) or (3.99m x 3.71m Max)

Window to rear, door to modern EN SUITE comprising shower cubicle, WC, wash hand basin, fitted wall cupboard, tiled flooring & half tiled walls.

Bedroom 4 With En Suite (13' 0" Max x 10' 09") or (3.96m Max x 3.28m)

Window to rear, door to EN SUITE comprising shower cubicle, WC, wash hand basin, extractor fan & tiled floor.

Integral Garage with Office Above (19' 08" x 19' 03") or (5.99m x 5.87m)

Up and over sliding door, fitted base cupboards, vent for dryer, tiled floor & rear access door. The spacious HOME OFFICE is accessed from external stairs to side of

garage, with double glazed entrance door and dormer window to front benefitting from views.

Outside

The property is set within its own level grounds and gardens with attractive stone pillared vehicular entrance with lighting leading over to brick paved forecourt providing ample car parking/turning area, small lawned areas to front with attractive stone wall boundaries around the entire property, further lawned gardens to side and rear with shrubbery and paved patio ideal for family relaxing/entertaining. An unusual, detached stone outbuilding (approx 12'2 x 12'1) arranged on 2 floors with timber stairs leading up to first floor with attractive vaulted timber ceiling, original fireplace, carpeted floor, power and light connected. An ideal artist studio / reading / relaxation room plus basement store below.

Tenure

The property is freehold - legal adviser to confirm.

Council Tax

The property is listed in Band G.

DIRECTIONS

Proceed on the main A484 Llanelli road towards Kidwelly. Continue for app 5 miles, passing through Cwmffrwd & Upland Arms until arriving at a small junction signposted Ferryside. Turn right at the junction and continue for app 3.5 miles. In Ferryside, proceed through the village until arriving at the railway station. Turn left opposite & proceed up the hill, passing the pub on your right & continue up hill with the entrance to Caradog Court on the right. Turn in the estate and the property can be found further along on the right hand side.

Services

Mains electricity, water, drainage, oil fired underfloor heating, solar panels, EV charging point.

Tenure

Freehold

Council Tax

G

