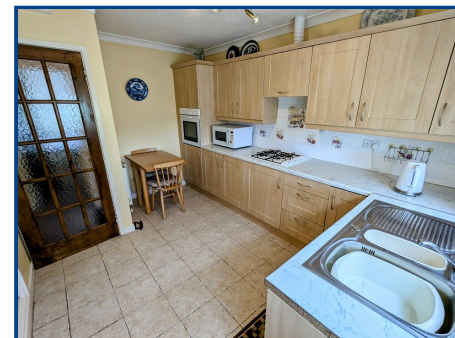




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Glan Yr Ystrad
Ferryside
Carmarthen
SA17 5TT**

Offers In Region Of **£225,000**



- Modern Detached 3 Bedroom Bungalow
- Deceptively Spacious Family Sized Accommodation
- ** NO ONWARD CHAIN **
- Popular Estuary Village Location Close To Beach & Rail Station
- Pleasant Quiet Cul De Sac Location
- Porch, Hall, Kitchen, 2 Rec Rooms, Conservatory, 3 Beds, Bath
- Car Parking Driveway & Integral Garage
- Good Size Rear Garden/Patio To Relax & Enjoy
- Only 7.5 Miles From Carmarthen
- Viewing Recommended!!!

General Description

**** NO ONWARD CHAIN**** - A deceptively spacious modern detached 3 bedroom bungalow pleasantly located within the popular estuary village of Ferryside, having easy access to the village, beach and rail station giving access to Cardiff and London. The property offers roomy accommodation ideal for family or elderly persons with 2 reception rooms and large conservatory overlooking garden. Outside there are pleasant level mature gardens with car parking driveway leading to integral garage.

EPC Rating: E52

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

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

Glan Yr Ystrad, Ferryside, Carmarthen, Carmarthenshire.

Property Description

**** NO ONWARD CHAIN **** - An ideal opportunity of acquiring a detached 3 bedroom bungalow located on a quiet cul de sac estate within the popular estuary village of Ferryside close to beach and rail station. The property offers deceptively spacious accommodation being ideally suited for family or elderly persons and benefiting from central heating and double glazed windows.

The property offers deceptively spacious and roomy family sized accommodation providing entrance porch leading to hallway with modern fitted kitchen/breakfast room, small utility porch, living room, sitting room/snug leading to large rear conservatory, 3 bedrooms with family bathroom. Outside there are level mature gardens with car parking driveway leading to integral garage with well stocked mature rear garden and patio area to relax and enjoy.

The town of Carmarthen and the dual carriageway is only some 8 miles away offering a wide range of amenities and facilities, with the rail station in the village giving easy access to Llanelli, Swansea, Cardiff and London.

Entrance Porch (7' 01" x 5' 06") or (2.16m x 1.68m)

Double glazed sliding patio doors, door to:

Entrance Hall (8' 06" x 5' 04") or (2.59m x 1.63m)

Built in cupboards, radiator, doors to:

Kitchen / Breakfast Room (12' 04" x 9' 04") or (3.76m x 2.84m)

Range of fitted base and wall cupboards with sink unit, gas 4 ring hob with hood over, tiled flooring, tiled surrounds, built in larder cupboard, built in eye level electric oven, radiator, door to:

Side Entrance/Utility (9' 01" x 2' 11") or (2.77m x 0.89m)

Plumbing for washing machine, fridge space, side exterior door.

Living Room (18' 05" x 11' 06") or (5.61m x 3.51m)

Spacious room with reconstituted stone fireplace and surround with timber mantle over incorporating electric room heater (not tested), radiator, large window to front, door to:

Sitting Room (14' 00" x 8' 04") or (4.27m x 2.54m)

Radiator, connecting door to garage and double glazed doors to:

Conservatory (15' 06" x 8' 04") or (4.72m x 2.54m)

Fully double glazed windows, laminate flooring, French double glazed doors to rear garden.

Inner Hall

Access to loft space, doors to:

Bedroom 1 (14' 05" x 11' 03") or (4.39m x 3.43m)

Range of fitted wardrobes and chest of drawers, radiator, window to rear.

Bedroom 2 (12' 05" x 8' 01") or (3.78m x 2.46m)

Radiator, window to rear.

Bedroom 3 (9' 03" x 9' 00") or (2.82m x 2.74m)

Radiator.

Shower Room (12' 04" x 5' 09"Max Max) or (3.76m x 1.75m Max)

Modern suite comprising double fully tiled shower cubicle, WC, wash basin, radiator, partly tiled walling, built in airing cupboard.

Integral Garage (17' 06" x 9' 01") or (5.33m x 2.77m)

Up and over sliding door, power connected.

Outside

Nicely presented gardens to both front and rear with car parking driveway leading to garage. Small lawn garden to front with shrubs. Pathway to side leading to good size rear garden with lawn area, shrubbery, evergreens, flower beds and patio area to relax and enjoy. Garden store and oil tank, outside central heating boiler.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the area. Please contact your network provider for further details.

Services

Tenure

Freehold

Council Tax

D

Directions

Upon entering the village proceed through over the small bridge and take the next right turning into Glan Yr Ystrad estate. Continue along and the property will be found further along on the left hand side. .

