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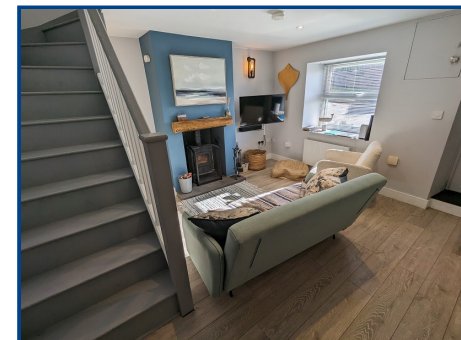


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Bwthyn Bach
Portway
Ferryside
SA17 5RR**

Offers In Region Of £145,000



- Sympathetically Modernised 1 Bed Cottage
- Popular Estuary Village Location
- Ideal For First Time Buyers Or Retirement
- Easy Walking Distance To Beach & Rail Station
- Currently Used As Holiday/Air bnb
- Ideal Holiday Base Or Private Home
- Cosy Living Room With Wood Burner & Modern Kitchen
- Side Courtyard Area To Sit Out & Relax
- No Parking & Village Car Park Nearby
- VIEWING RECOMMENDED

General Description

A charming quaint 1 bed end terraced cottage located within the lovely estuary village of Ferryside being within easy walking distance to the beach and rail station. The property is ideally suited for the first time or retirement buyer, and is currently used as a holiday cottage/air bnb offering cosy living space, with well presented totally upgraded contemporary accommodation including snug living room and wood burner stove. Outside side courtyard to sit out and relax. with parking available nearbv.

EPC Rating: D66

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

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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

Portway, Ferryside, Carmarthenshire.

Property Description

An ideal opportunity of acquiring a delightfully positioned holiday getaway property/bolt hole or equally suitable for the first time buyer, or alternatively for letting/holiday air bnb, located within this popular estuary village of Ferryside having easy access to the village, beach and rail station.

The property has undergone complete sympathetic modernisation and refurbishment in recent years now providing cosy well presented accommodation throughout, being ideally suited for the first time or retirement buyer, and is currently run as a holiday cottage/air bnb with excellent potential on offer. Alternatively could be used as a private home or a holiday home to relax and enjoy.

The accommodation provides living room with wood burner stove with stairs to first floor bedroom and access through to modern fitted kitchen/dining area, luxury downstairs bathroom. First floor provides one bedroom being light and airy with beamed ceiling. Outside there is a small side courtyard area to sit out and relax, no car parking with the property with the village car park being close by. 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.

Living Room (12' 06" x 10' 10") or (3.81m x 3.30m)

Most cosy room with feature fireplace and wood burning stove on slate hearth, electric heater, stairs to first floor, spot lighting, window to front, access through to:

Kitchen/Dining Area (10' 07" x 10' 06"Max Max) or (3.23m x 3.20m Max)

Modern well equipped bespoke fitted kitchen with a range of base and wall cupboards, sink unit with mixer tap, built in electric oven with electric 4 ring hob and hood over, fridge space, electric heater, spot lighting, sky window, tiled flooring, double glazed side entrance door, door to:

Bathroom (10' 10" x 4' 07") or (3.30m x 1.40m)

Modern luxury suite comprising P shaped bath with shower attachment over and screen, vanity unit with wash basin, WC, tiled flooring, extractor fan, heated towel rail, built in cupboard housing the pressurised water system.

First Floor Bedroom (12' 08" Max x 12' 07" Max) or (3.86m Max x 3.84m Max)

Spacious bedroom with window to front, electric heater, access hatch to loft space, irregular shaped with sloping wall to one side, beamed ceiling.

Outside

Side courtyard area to sit out and relax, space for bins, bikes etc. No car parking with village car park near by.

Portway, Ferryside, Carmarthenshire.

Broadband and Mobile phone

Superfast Broadband is shown to be available in the vicinity. Mobile phone signal is deemed good in the area. Further information is available from your network provider.

Services

Mains electricity, mains water, mains drainage, electric heating, double glazed windows.

Tenure

Freehold

Council Tax

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Directions

Upon entering the village proceed through passing the school on your left and carry on until you see the White Hart pub on your left. Turn left at the junction and proceed up passing the pub and the property is located a short distance further up on the left.

