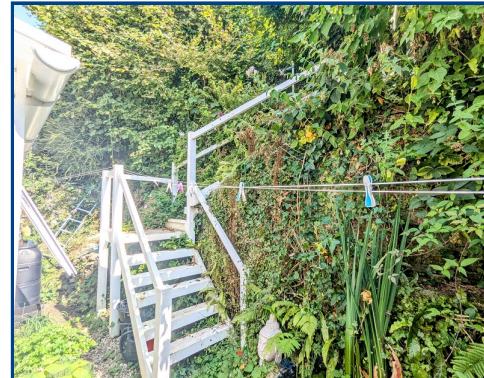
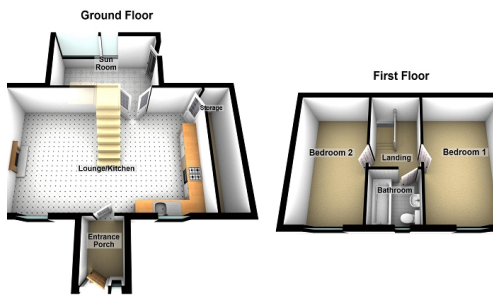




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Mount Pleasant Ferryside Carmarthenshire.

Offers In Region Of **£195,000**



- Stunning & Most Charming 2 Bed Coastal Property
- Ideally Suited For 1st Time Buyer/Holiday Let
- Tastefully Modernised Stylish Accommodation
- Considerable Charm & Character
- Coastal Village Location & Beach And Rail Station
- Lobby, Open Plan Kitchen/Living/Dining, Sun Room
- First Floor Provides 2 Bedrooms & Bathroom
- Front Garden With Car Parking For 2 Cars
- Raised Rear Garden & Delightful Estuary Views
- Minutes Walk To Beach & Excellent Rail Links

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.

General Description

EPC Rating: D59

A beautiful well presented mid terraced coastal property of considerable charm with a sophisticated edge. The property, which originally dates back to the 1800's, is perfect for the first time buyer or holiday market affording stylish accommodation. The property also boasts a low maintenance front garden with off road parking for 2 cars, and an elevated rear garden with seating area enjoying super estuary views. The village of Ferryside offers good amenities including rail station and minutes walk to the beach.

Property Description

Charming mid terraced coastal village property having been tastefully modernised now offering well appointed stylish and cosy accommodation. The property would ideal suit a first time buyer of holiday let purposes and provides entrance lobby, open plan living/dining and kitchen area leading to rear sun room. First floor provides two double bedrooms and bathroom.

The property also boasts a low maintenance front flower garden with shrubs, small patio area with ornate slate decorative beds either side ideal for potted plants, off road parking for two vehicles. Small rear enclosed patio area with access to storage shed. Feature steps leading up to an elevated rear garden which maximises the stunning village views on offer, including views towards the estuary and Llansteffan castle. The garden does requires some landscaping works with seating area taking advantage of the views to relax and enjoy.

The lovely coastal village of Ferryside offers supermarket, junior school and rail station with excellent links to Swansea, Cardiff and London, and also being within minutes walk to the beach. The town of Carmarthen is only some

10 miles away offering a wide range of amenities and facilities including the M4 connection.

Entrance Lobby

Via ornate double glazed door, tiled flooring with glazed door to:

Open Plan Sitting Room/Dining Room/Kitchen (23' 06" x 14' 02") or (7.16m x 4.32m)

A great space offering lounge area with feature log burning stove set on a raised slate hearth with wooden surround. Window to the front elevation, two radiators, recessed spot lighting and wooden staircase rising to the first floor.

Kitchen Area

Range of fitted wall and base units with wooden work surface over, including a stainless steel sink unit, brushed stainless steel electric oven and gas hob with hood over, tiled splash backs, plumbing for a washing machine & space for fridge freezer. Window to the front elevation & a built in store room housing the tumble dryer. Tiled flooring, radiator, recessed spot lighting, glazed door to:

Conservatory/Sunroom (13' 02" x 7' 02") or (4.01m x 2.18m)

Window to the rear elevation, glazed door to rear patio, laminate flooring, radiator.

First Floor Landing

Access to attic space, doors to:

Bedroom 1 (14' 09" x 9' 08") or (4.50m x 2.95m)

Window to the front elevation, beamed ceiling and radiator.

Bedroom 2 (14' 07" x 8' 0") or (4.45m x 2.44m)

Window to the front elevation & radiator.

Bathroom (5' 11" x 5' 11") or (1.80m x 1.80m)

Modern white suite fitted which includes low level flush toilet, pedestal wash hand basin and panelled bath with shower over. Fully tiled walls, tiled floor, obscured glazed window to the front elevation.

Outside

Car parking for two cars at the front with a central pathway leading up to the main entrance with ornate slate beds either side, ideal for potted plants. Covered log store, small patio area to sit out and relax. Enclosed patio area with pathway to storage shed. A feature wooden staircase rises to the elevated garden which maximises the stunning village view and looks to the estuary and castle landscape. The garden does require some landscaping works and could provide excellent seating areas with lawn and redundant vegetable patch and mature tree.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area, Ultrafast broadband is available in the vicinity, please contact your network provider for more information.

Services

Mains electricity, mains water, mains drainage, LPG bottled gas central heating.

Tenure

Freehold

Directions

Exit Carmarthen along the A484 towards Kidwelly & at the staggered crossroads turn right - signposted Ferryside. Proceed on this road into the village and over the small bridge. Turn left just after the chapel & continue on the one way system onto Water Street, the property can then be found on the left hand side identified by our For Sale board.

