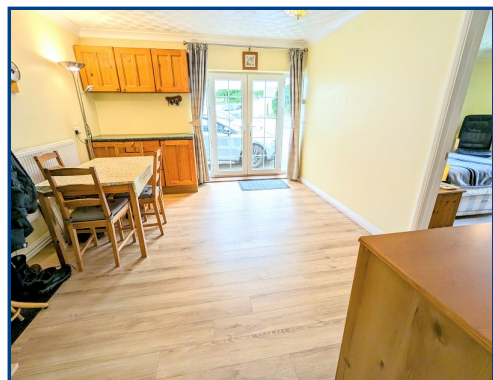
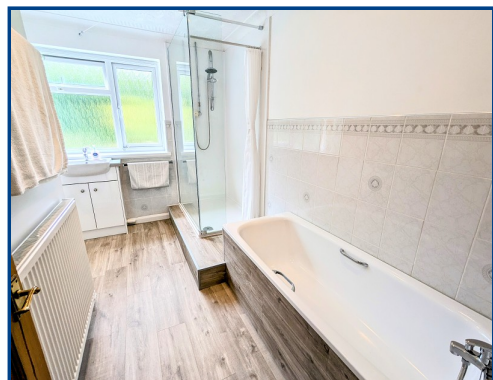
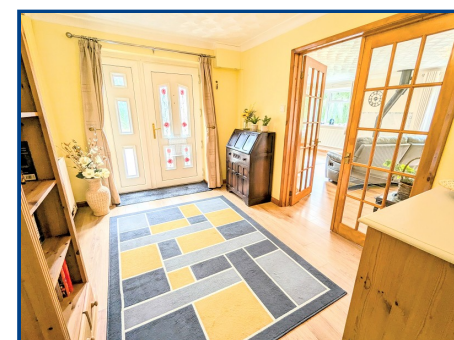




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Willowbrook
Broadlay
Ferryside
SA17 5UB**

Offers In Region Of **£445,000**



- Superb Modern Detached 4 Bed (3 Bath) Bungalow
- Delightful Rural Spot Adjoining Quiet Lane
- Only 0.5 Mile From Ferryside With Beach & Rail Station
- Great Potential For Self Contained Annexe (STC)
- Hall, Living Room, Kitchen, Utility, Rec Room, 4 Beds, 3 Baths
- Beautifully Presented Mature Gardens To Relax & Enjoy
- Large Forecourt & Car Port And Garage
- Quiet Country Location Yet Easily Accessible
- Great Wildlife On Offer
- ** VIEWING HIGHLY RECOMMENDED **

General Description

A modern detached 4 bedroom (en suite) bungalow having a delightful rural location with countryside views enjoyed, being only 0.5 mile from the popular estuary village of Ferryside with beach. The property offers spacious well proportioned family sized accommodation including large 27' long open plan living room, spacious bedrooms and 3 bathrooms. Excellent potential to create a self contained annexe for extended family etc. Outside there are extensive mature gardens. large forecourt with garage and car port.

EPC Rating: D61

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

Important notice

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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**

Broadlay, Ferryside, Carmarthenshire.

Property Description

A great opportunity of acquiring a delightfully positioned detached modern bungalow residence of considerable appeal adjoining a quiet bye road, being only 0.5 miles from the estuary village of Ferryside. The property offers spacious versatile accommodation ideal for a large family with great potential to have a self contained annexe at one end, being ideal for extended family, teenager's independence etc.

The property is of traditional construction being in excellent condition throughout benefiting from oil fires central heating and double glazed windows. The well presented accommodation provides spacious entrance hallway with 27' long open plan living room, breakfast kitchen, inner hallway leading to bathroom, utility, 3 bedrooms and en suite bathroom, potential annexe area providing reception room with separate external access, bedroom and shower room.

Outside there are large beautifully presented manicured gardens to relax and enjoy comprising of double vehicle in/out entrance leading to spacious forecourt providing ample car parking for several vehicles and caravan, adjoining car port with detached garage. The property boasts a large attractive sunny lawned garden to front with brook running along the front boundary creating a delightful setting. There is an abundance of shrubbery, flower beds, large mature tree, roses and wildlife, with further mature gardens to side with private patio area to sit out, relax and enjoy, orchard area including apple trees with evergreens, green house, garden shed and log store.

The property is located adjoining a quiet country lane within the small hamlet of Broadly being only some 0.5 mile from the popular estuary village of Ferryside with it's beach, shop, pub, school, and rail station with links to Cardiff, Bristol, Manchester and London Paddington. The town of Kidwelly is 3 miles away with amenities including post office, GP surgery, chemist and a range of pubs and takeaways. The Town of Carmarthen is approx. 10 miles away with Pembrey coastal park being only 8 miles away with it's glorious sandy beach and cycle paths.

Entrance Hall (15' 04" x 8' 06") or (4.67m x 2.59m)

Double glazed front entrance door, radiator, laminate floor, built in store cupboard, doors to:

Living Room (27' 05" x 14' 02") or (8.36m x 4.32m)

Most attractive and spacious family room in open plan, wood burner stove on slated hearth with exposed flue, 2 radiators, French doors to side patio, glazed double doors through to:

Kitchen/Breakfast Room (14' 02" x 10' 10") or (4.32m x 3.30m)

Range of fitted base and wall cupboards with sink unit, built in dish washer and fridge/freezer, centre island with electric hob and chimney hood over, built in eye level electric double oven with microwave, laminate floor, spot lighting, radiator, French doors to side patio area.

Inner Hallway

With doors to:

Bedroom 1 (10' 08" x 10' 07") or (3.25m x 3.23m)

Window to rear, radiator, laminate floor.

Bedroom 2 (10' 09" x 10' 01") or (3.28m x 3.07m)

Window to rear, radiator.

Bathroom (12' 01" Max x 11' 01" Max) or (3.68m Max x 3.38m Max)

L shaped with modern suite comprising bath with shower attachment over, double shower cubicle, WC, Vanity unit with wash basin and store cupboards, spot lighting, laminate floor, radiator.

Utility Room (5' 10" x 5' 09") or (1.78m x 1.75m)

Plumbing and space for washing machine and dryer, freezer space.

Bedroom 3 (14' 01" x 13' 02") or (4.29m x 4.01m)

Double aspect windows, laminate floor, radiator, door to:

En-Suite Bathroom (10' 08" x 5' 09") or (3.25m x 1.75m)

Modern suite bath with shower attachment over, WC, vanity unit with wash basin, granite effect shelf with store cupboards/drawers, laminate floor, radiator.

Reception Room. (13' 11" x 11' 07") or (4.24m x 3.53m)

Fitted base and wall cupboards and could ideally be converted into a kitchen area, laminate floor, radiator, French doors to outside car port, door to:

Bedroom (13' 05" x 12' 09") or (4.09m x 3.89m)

Window to front, radiator, laminate floor.

Shower Room (9' 03" x 5' 11") or (2.82m x 1.80m)

Modern suite comprising fully tiled shower cubicle, Vanity unit with wash basin, WC, laminate floor, half tiled walls, radiator.

Outside

A particular feature of the property is the extensive well stocked gardens on offer to relax and enjoy. Double vehicle in/out entrance leading to spacious tarmac forecourt providing ample parking area for several vehicles and caravan. Large lawn garden to front of property with paves paths, shrubbery, flower beds, large mature tree with brook running along the front boundary. Slightly elevated lawn garden to side again with shrubbery, evergreens, orchard area with apple trees, private patio area for parties, greenhouse, garden shed and log store. Detached garage - 21'7 x 12' with up and over door, power connected, car port which adjoins the property.

Broadband and Mobile phone

Mobile phone signal varies depending on network, please contact your provider for further information. Ultrafast broadband is deemed to be available in the area.

Services

Mains electricity, mains water, private drainage, oil fired central heating.

Tenure

Freehold

Council Tax

E

Directions

From the estuary village of Ferryside proceed up passing the White Lion pub on your right and continue up the hill on the Kidwelly road. Continue along for approx 0.3 mile and take a right turning at small junction. Proceed down the lane and the property will be found further down on the right.

