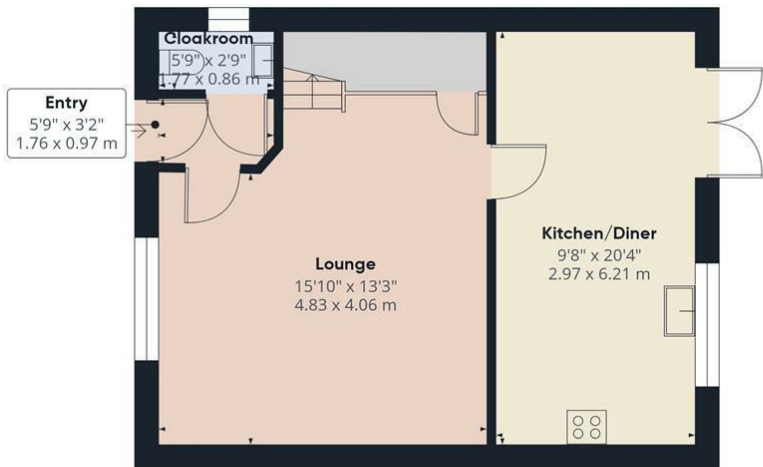
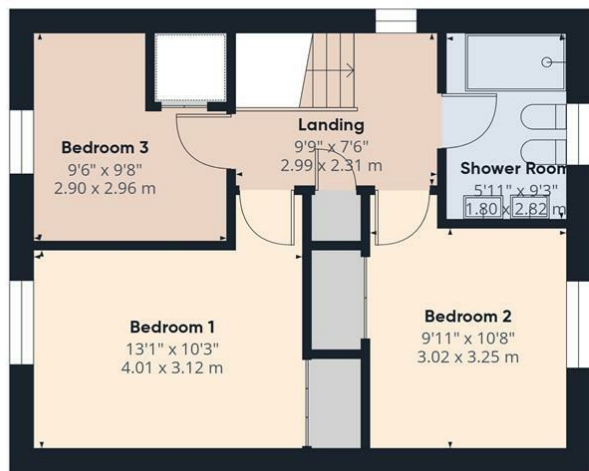




Floor 1



Floor 2



Approximate total area⁽¹⁾
993 ft²
92.3 m²

(1) Excluding balconies and terraces

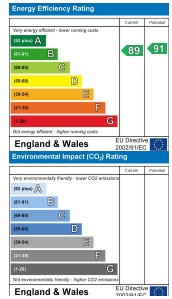
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Hafod, 7 Eva Terrace, Ferryside, SA17 5TD

- Semi-detached, Property
- Downstairs Cloakroom & Upstairs Shower-room
- Oil C/H System & Privately Owned Solar Panels
- Close Proximity To Village Amenities & Estuary Walks
- EPC RATING B. COUNCIL TAX BAND C.
- Three Bedrooms
- Chain-free
- Two Allocated Parking Spaces
- Popular Friendly Coastal Village Location



Offers In The Region Of £239,950

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TELEPHONE: 01554 759655



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

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The Agent that goes the Extra Mile





Nestled in the charming village of Ferryside, Hafod is situated on Eva Terrace where old meets new in a colourful row of modern properties in the most friendliest of villages. Chain-free and ready to view this property offers Oil central heating and privately owned solar panels. A bonus for Hafod is the short walk to the local amenities and the picturesque Ferryside Beach. Call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND C.

The accommodation comprises: an entrance hallway, cloakroom, lounge, kitchen/diner, landing, three bedrooms and shower-room. Low maintenance garden areas to the front and rear laid with chippings. Two allocated parking spaces in a communal car-park.

Ferryside is a beautiful fishing village with a vibrant community spirit. Located within 10 miles of the County town of Carmarthen, this village has incomparable views over the Towy Estuary and Llansteffan. With many walks, events and its beautiful beaches, there is always something to do in this delightful village. Ferryside boasts a village shop, pubs and hotels and has a lifeboat and yacht club. Ferryside has excellent bus links as well as a train station with trains running regularly between Fishguard Harbour and London Paddington.

..AGENTS VIEWING NOTES

****KEY INFORMATION**** Mains water, electric and sewerage connected. Oil ventral heating. Council tax band C (£1984 p/a). Solar panels on the roof are owned, awaiting information from vendor. There are covenants on the title; we have a copy on file where it states that these are filed on the original title. Main railway line is behind the rear boundary. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability— O2 and Three are good, variable mobile phone coverage for Vodaphone and EE. Based on the information currently available to the Coal Authority, a mining report is recommended For this location, according to Natural Resources Wales flood risk area within 10 meters of : 7, EVA TERRACE, FERRYSIDE, SA17 5TD,

It shows the following : High risk Flooding from the sea - Risk greater than 3.3% chance each year. High risk Flooding from surface water and small watercourses - Risk greater than 3.3% chance each year. This area Does not benefit from flood defences. (Please note : We provide the flood risk information for the area around the property address. We cannot give the flood risk for individual buildings because this depends on building features, such as internal floor levels, and other local factors like drainage conditions. The risk level takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail. View our Flood Risk Map to understand the flood risk across the area. What3words/////invoices.sprain.label

- HALLWAY
- CLOAKROOM
- LOUNGE
- KITCHEN/DINER
- LANDING
- SHOWER ROOM
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.