

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band E

#### FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps  
<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

JETH/REM/09/23JETH

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, SA61 2LP

EMAIL: auction@westwalesproperties.co.uk

TELEPHONE: 0345 094 3004



## Marine Cliff The Cliff, Ferryside, Carmarthenshire, SA17 5SP

- TWO PROPERTIES
- ONE THREE BEDROOM PROPERTY
- OFF ROAD PARKING
- VILLAGE LOCATION
- HEATING: OIL
- SEMI-DETACHED
- ONE FOUR BEDROOM PROPERTY
- AMAZING VIEWS
- WALKING DISTANCE TO THE BEACH
- EPC RATING: D & F

**Auction Guide £500,000**

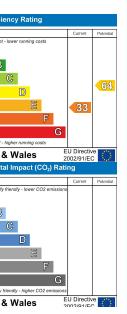
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***The Agent that goes the Extra Mile***





\*\*\* AUCTION BIDDING OPEN \*\*\* VIEWING SCHEDULE CONFIRMED \*\*\*

A unique opportunity to purchase two properties known as Marine Cliff and Penderi in the seaside village of Ferryside. The properties have panoramic views of the river Towy, Llansteffan beach and Llansteffan castle. PENDERI comprises; entrance hall, living room with bay windows showing off the picturesque views the property has to offer, a further lounge, reception room, dining room with door leading into the kitchen and utility room. Upstairs the property comprises; four bedrooms and family bathroom with built in storage cupboard.

MARINE CLIFF which is in need of renovation comprises; living room with bay windows, dining room, kitchen and rear porch. Upstairs the property comprises; three double bedrooms with master benefiting from en-suite and family bathroom.

Externally the properties both benefit from off road parking to the rear, front lawned area, and patio area where the views are incredible and are the perfect backdrop to alfresco dining or sitting back and taking in the view with your morning coffee.

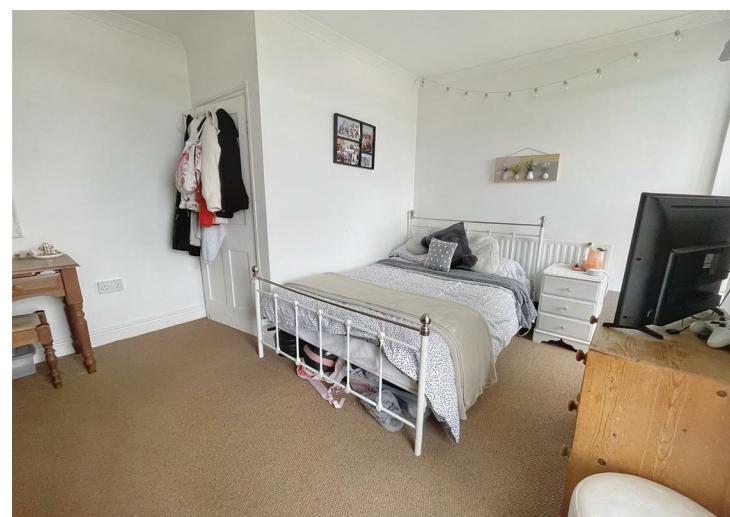
\*\*\* There is also an opportunity to purchase Penderi separately - please see our alternative sales details listing for further information \*\*\*

**VIEWING SCHEDULE:**  
We respectfully request that you contact our offices prior to viewing this property internally or externally.

Please visit the West Wales Property website and scroll down to the online auction section on the right and click 'View our auction properties'. First click 'Register' and verify your email.  
Then via the dashboard:

- Pass an ID check
- Enter your solicitor details
- Enter your payment details

Please ensure that you read the legal pack which is available to download on our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)



## DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lamas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40. At Pensarn Roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. Turn right. Continue onto Carmarthen Rd. Continue onto Eva Terrace. Continue straight. Turn left signposted 'The Cliff'. Continue straight and the property will be at the end. What3Words Reference: ///bookmark.weeded.signs

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.