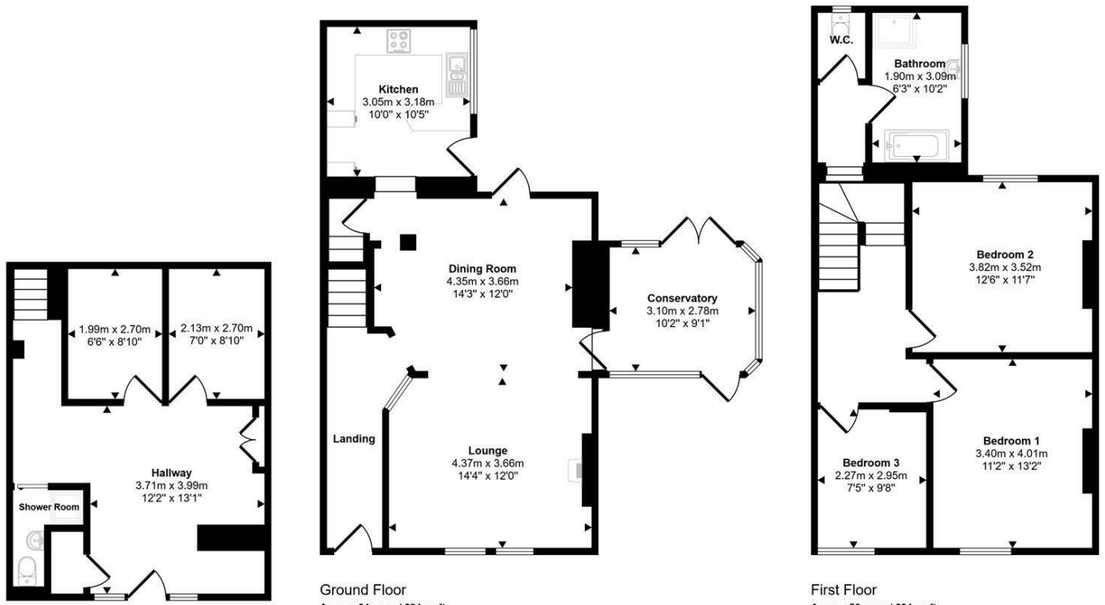
Approx Gross Internal Area
157 sq m / 1688 sq ft



Lower Floor
Approx 37 sq m / 400 sq ft

Ground Floor
Approx 64 sq m / 684 sq ft

First Floor
Approx 56 sq m / 604 sq ft

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.

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.
COUNCIL TAX: Band 'D'
HEATING: Oil

ref: IK/ LLE /MAY/ 25/Ok EJL

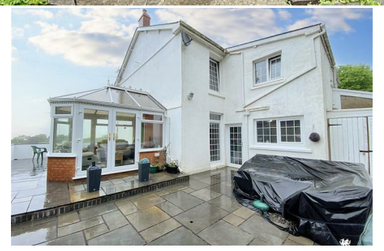
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

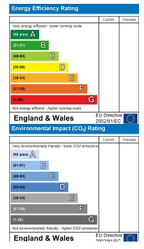
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



2 Briar Dale, Ferryside, Carmarthenshire, SA17 5UR

- SEMI-DETACHED HOUSE
- SPLIT OVER THREE STOREY'S
- LOWER GROUND FLOOR WITH DEVELOPMENT POTENTIAL
- PATIO AREA AND TERRACE
- OIL CENTRAL HEATING
- ELEVATED SEA VIEWS
- THREE BEDROOMS
- MATURE ELEVATED GARDEN WITH VIEWS
- WALKING DISTANCE TO THE BEACH
- EPC RATING: TBC



£350,000

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naea | propertymark PROTECTED
The Property Ombudsman

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile

Situated in a prime elevated position overlooking the coastal village of Ferryside, this semi-detached home boasts distance views over the surrounding landscape and estuary. The property offer versatile accommodation and would make a great family home, or multi generational living. Set over three storeys, a lower ground floor offers great development potential offering various possibilities.

Upon entering the property on the ground floor, the accommodation comprises; entrance hallway, open plan living/dining room, a kitchen fitted with a range of appliances, and a conservatory. A staircase leads down to the lower ground floor, with currently is utilised as additional storage and offers great development potential. Benefiting from its own access, this space would make a great annex with utilities available, and already houses a shower room. The first floor provides a family bathroom with separate w/c, and three bedrooms. The property benefits from UPVC double glazing, (Installed in April 2021) and oil central heating.

Externally, there is ample off road parking for multiple vehicles. A double garage provides additional storage space, and secure parking. A side gate provides easy access up to the rear. A courtyard area provides space for outside seating, and is ideal for entertaining your family and friends in the summer. The mature tiered garden is home to a variety of plants, shrubs and trees.

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 life boat and yacht club. Ferryside has excellent bus links as well as a train station with trains running regularly between Fishguard Harbour and London Paddington

DIRECTIONS

From our office on Dark Street in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas 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 for Ferryside. Continue on Carmarthen Road, then turn left onto Glan Tywi. Turn right to stay on Glan Tywi, and 2 Briardale will be on the left hand side. What/Three/Words:///rags.proof.flooding

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