

Floorplan

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 Leasehold.

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

TAX: Band A

FACEBOOK & TWITTER

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<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.

CFP/JTP/05/26 DRAFT JTP

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

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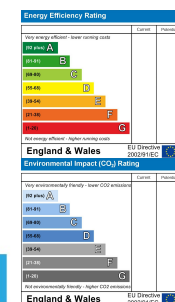


Chalet 14 Ferry Point, Llansteffan, Carmarthen, Carmarthenshire, SA33 5EX

- DETACHED CHALET
- WALKING DISTANCE TO LLANSTEFFAN BEACH
- OPEN PLAN LIVING/DINING
- OUTDOOR RAISED DECKING SEATING AREA
- EPC-TBC
- TWO DOUBLE BEDROOMS
- SEA VIEWS
- WOOD BURNING STOVE
- RELAXED SEASIDE LIVING
- HEATING- GAS

£125,000

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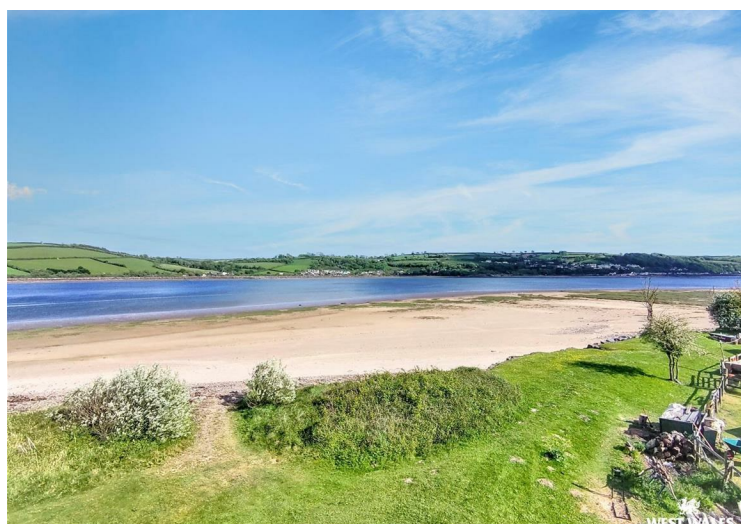
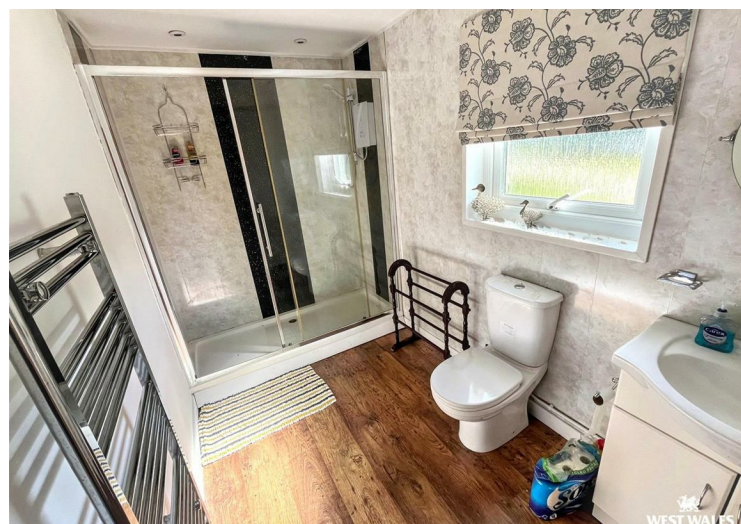
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





Detached coastal chalet situated within walking distance of Llansteffan Beach, enjoying far-reaching sea views and a relaxed seaside setting. The property offers two double bedrooms and a bright and open-plan living/dining area with a wood burning stove, creating a warm and inviting focal point. Externally, the chalet benefits from a raised decking seating area, ideal for outdoor dining and enjoying the coastal outlook. This well-positioned home offers an excellent opportunity for relaxed coastal living, suitable as a permanent residence or holiday retreat.



DIRECTIONS

Starting from our offices in Dark Gate continue onto Lammas Street. Turn right onto Morfa Lane (B4312) and, at the roundabout, take the first exit onto Picton Terrace, continuing to follow the B4312. Stay on this road for around 7.1 miles, then turn left onto Ferry Point Road. Continue straight and you will arrive at 14 Ferry Point Road, as you come down the track the Chalet would be on your right

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