



GENERAL INFORMATION

VIEWING: By appointment with the Agents.

TENURE: We are advised Leasehold Property
Peppercorn Ground Rent & Approx £1560.00 PA Service Charge
988 Years remaining on the 999 Year Lease which began on 9th July 2010.

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

TAX BAND: D Carmarthen

AGENTS VIEWING NOTES: We would respectfully ask you to call our office before you view this property internally or externally

EJL/SLE/04/2021/OK EJL

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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**Apartment 2 Plas Caradog, Caradog Court, Ferryside, Carmarthenshire,
SA17 5DY**

- Ground Floor Apartment
- Two Bedrooms
- Conservatory
- Patio Area
- Estuary Views

Asking Price £200,000

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****ESTUARY VIEWS****

A fantastic opportunity to purchase a two-bedroom apartment, within a Listed Building, which was converted in 2010. Situated in a stunning position, enjoying superb views over the Towy estuary towards Llansteffan Castle and beyond, the property is conveniently located close to all local amenities including shops, school, public house and the local train station. The towns of Llanelli and Carmarthen are situated within easy commuting distance and the city of Swansea and the M4 motorway are also easily accessible.

This ground floor, open plan property, with underfloor electric heating comprises; Living/Kitchen/Dining Room with feature fireplace, fitted units, integrated appliances and breakfast bar, Hallway with doors leading to, Master Bedroom with En-Suite Shower Room, Bedroom 2 with built-in storage which also houses the boiler, Utility Area, Shower Room and Conservatory with doors out to paved patio area.

Externally the property benefits from allocated parking for 2 cars, and a paved patio area, ideal for enjoying those Estuary Views.

Ferryside or Glan-Y-Feri (in Welsh) 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 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. A village whose beauty once is seen is never forgotten.



Open Plan Living/Kitchen/Dining **Utility Area**
10'0" x 27'4" (3.07m x 8.34m) 4'0" x 6'5" (1.23m x 1.97m)

Conservatory
9'3" x 20'9" (2.83m x 6.35m) **Shower Room**
3'7" x 11'10" (1.10m x 3.61m)

Hallway
3'3" x 22'2" (1.01m x 6.78m)

Master Bedroom
13'1" x 11'0" (3.99m x 3.37m)

En-suite
5'7" x 7'4" (1.71m x 2.24m)

Bedroom 2
12'10" x 10'8" (3.92m x 3.24m)

DIRECTIONS

Directions: Take the A484 road towards Kidwelly. After approximately 5 miles turn right signposted for Ferryside. Continue in to the village then turn right opposite the level crossing. Carry on up the hill passing the White Lion public house then take the turning right into Caradog Court, the property will be found on the right-hand side of the road. What Three Words Reference - rags.airbag.treating



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