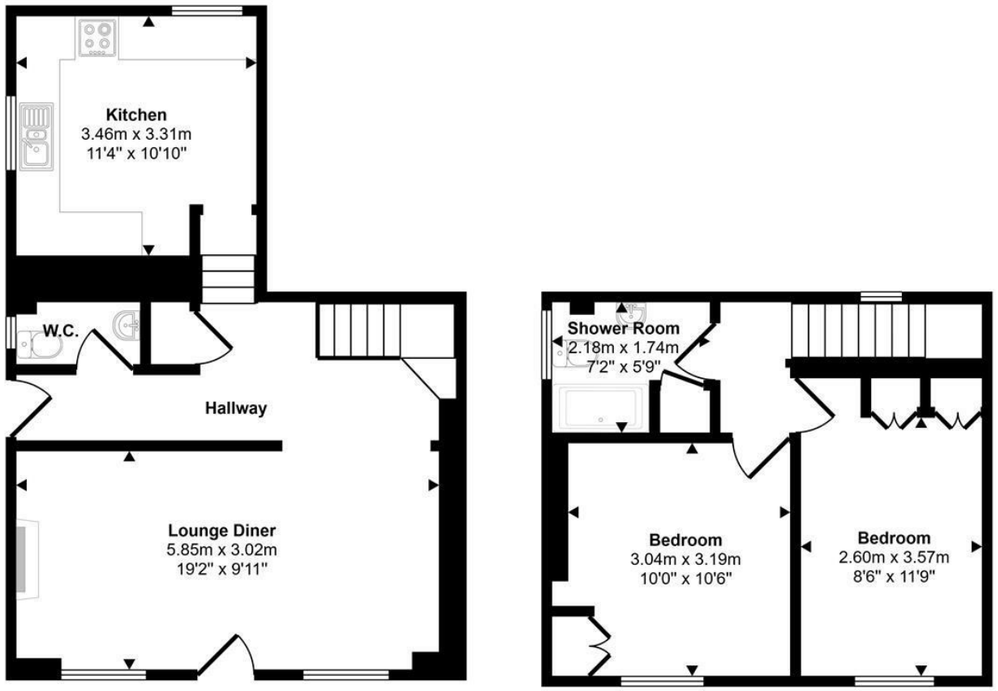
Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor
Approx 45 sq m / 483 sq ft

First Floor
Approx 31 sq m / 331 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.

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
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.
CFP/CFP/03/26 OK REM

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

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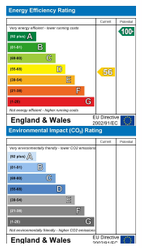
01267 236655
www.westwalesproperties.co.uk

Grongar Ferryside, SA17 5RN

- SEMI-DETACHED HOUSE
- OPEN PLAN LIVING/DINING ROOM
- KITCHEN
- UPSTAIRS SHOWER ROOM
- HEATING - LPG GAS
- TWO DOUBLE BEDROOMS
- ESTUARY VIEWS
- DOWNSTAIRS WC
- VILLAGE LOCATION
- EPC - D



£200,000

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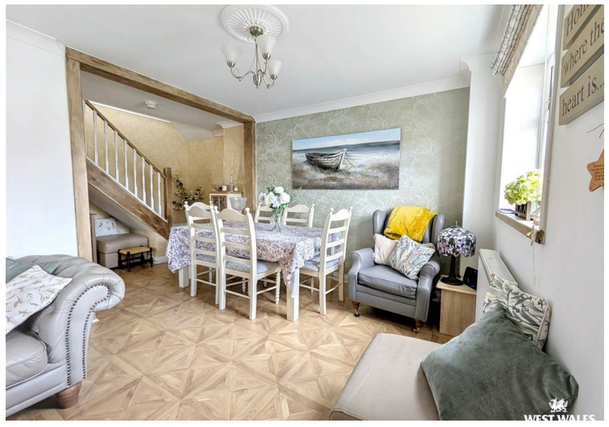
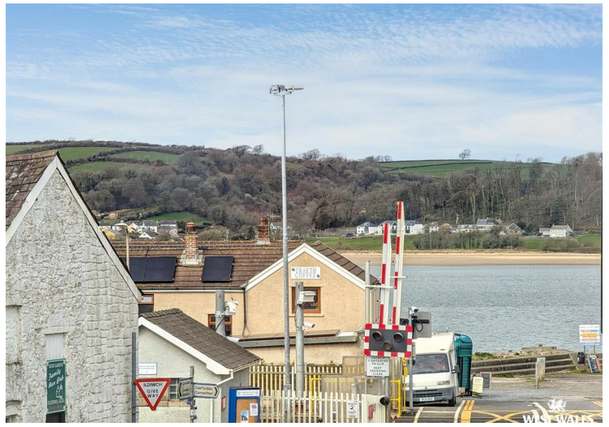
The Agent that goes the Extra Mile





A charming and beautifully presented semi-detached two-bedroom coastal home, ideally situated in the heart of the sought-after village of Ferryside. Having been significantly improved by the current vendors, the property is now offered in excellent decorative order throughout, presenting an ideal opportunity for those seeking a coastal retreat or permanent residence in a peaceful yet well-connected location.

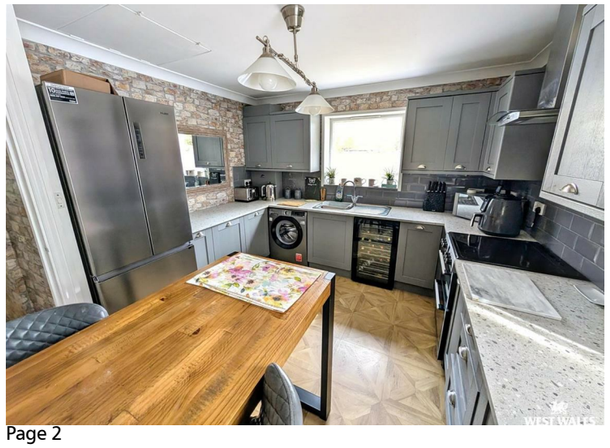
The property enjoys stunning estuary views and is just a short walk from the shoreline and the picturesque Millennium Coastal Path, perfect for scenic walks and outdoor pursuits. Ferryside itself offers a range of local amenities, including a caf☎, shop, and public house, along with a train station providing excellent links to Cardiff, Milford Haven, Pembroke Dock, and Fishguard.

Internally, the accommodation is thoughtfully arranged with a welcoming lounge that features a fireplace and benefits from dual aspect windows to the front, allowing plenty of natural light and making the most of the coastal outlook. From here, there is access to a staircase leading to the first floor, along with access to the inner hallway.

The kitchen is fitted with a range of base and eye-level units and a breakfast bar, perfect for morning coffee or entertaining. A cloakroom/WC is also conveniently located on the ground floor, fitted with a WC and a wash hand basin.

To the first floor, there are two double bedrooms, both enjoying delightful estuary views towards Llansteffan. The principal bedroom benefits from built-in wardrobes, providing useful storage. The first floor accommodation is completed by a shower room.

Externally, the property enjoys a charming front forecourt with gated access and a dwarf wall, adding to its appeal. This is a fantastic opportunity to acquire a beautifully presented coastal home in a desirable village location, and early viewing is highly recommended.



DIRECTIONS

From our office in Carmarthen, follow Lammas St to Morfa Ln/B4312, continuing onto Lammas St before joining the A484. Drive along the A484 toward Ferryside, passing through several roundabouts and exits (including the A4242 and A40), then continue for several miles before turning right onto Carmarthen Rd and onto Eva Terrace. Finally, follow the short approach to Water St, turning left and then right to reach your destination.

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