



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: E

HEATING: Oil

IRK/ LSM/ 09/25 / OK EIL

FACEBOOK & TWITTER

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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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

01267 236655  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)

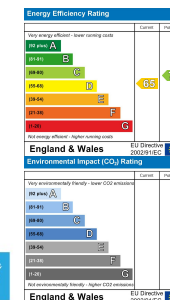


## Nythfa Carmarthen Road, Ferryside, Carmarthenshire, SA17 5TH

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO BEACH
- DRIVEWAY PARKING
- OIL FIRED CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- GOOD RAILWAY LINKS
- GARDEN
- DOUBLE GLAZED
- EPC D

**£375,000**

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EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655



**The Agent that goes the Extra Mile**







A well presented detached house just a short stroll from the picturesque Ferryside Beach, which enjoys an enviable location with easy access to the train station providing excellent rail links, and is within walking distance of The Three Rivers Hotel, which offers pool, spa, and gym facilities.

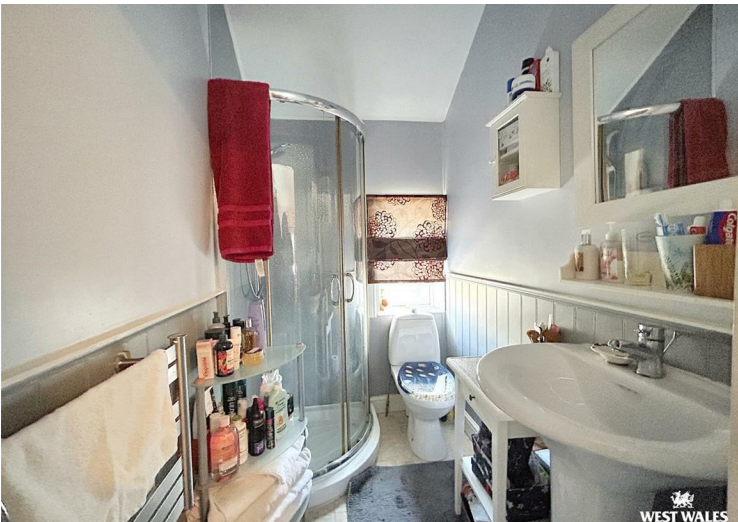
This beautifully presented property offers flexible and well-proportioned living accommodation, ideal for modern family life. The ground floor features two inviting reception rooms, along with a spacious open-plan kitchen and dining area that seamlessly connects to a cosy adjoining snug. The kitchen benefits from underfloor heating, adding comfort and warmth, and leads directly to a practical utility room and a convenient downstairs bathroom.

Upstairs, you'll find well-proportioned sized bedrooms, including a principal bedroom complete with en-suite facilities. A contemporary family bathroom, featuring a stylish roll-top bath, serves the remaining bedrooms.

Externally, the front of the property boasts a gated, mature garden with a charming patio—perfectly positioned for al fresco dining with direct access from the kitchen. To the rear, a raised and partially covered seating area, beautifully framed by mature shrubs and flowering plants, creates a tranquil outdoor retreat.

A private driveway to the rear provides ample off-road parking for up to four vehicles and includes a dedicated electric vehicle charging point.

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 onto Carmarthen Rd. Stay on this road for approx 3 miles. There will be a turning for Glan Yr Ystrad on your right and the property will be the last on the left hand side. What3words attention.proof.streak

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