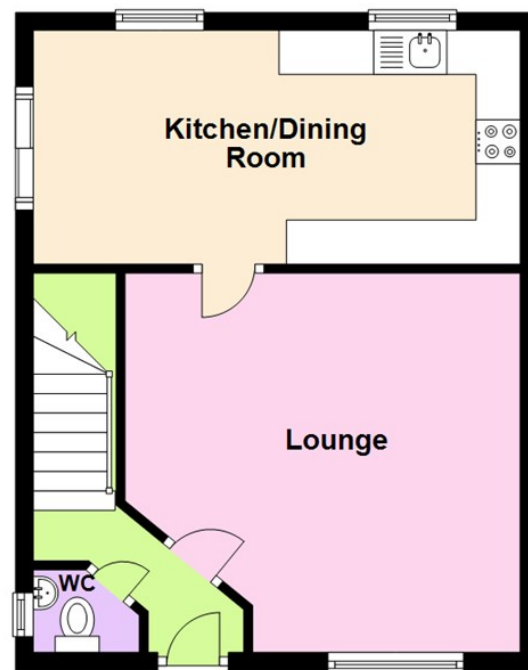
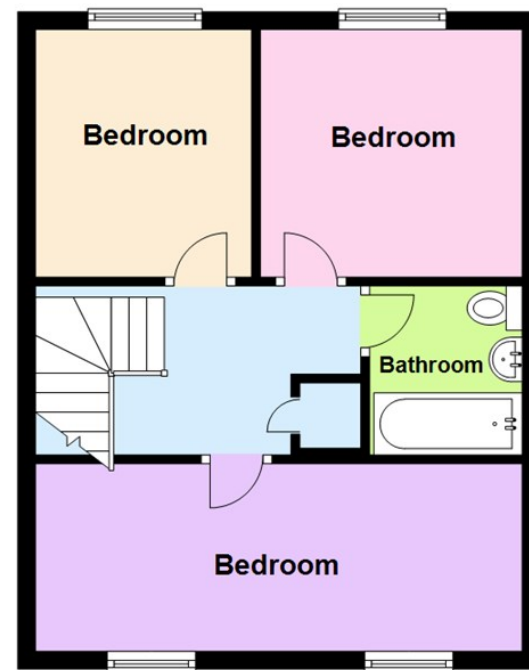


Ground Floor

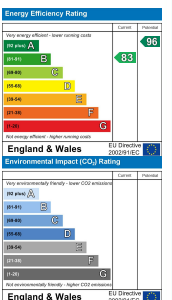


First Floor



31 Heol Llansaint, Broadway, Ferryside, Carmarthenshire, SA17 5YP

- SEMI-DETACHED HOUSE
- VILLAGE LOCATION
- WELL PRESENTED
- EASY ACCESS TO TRAIN STATION
- BUILT IN 2018
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- FIVE MINUTE DRIVE TO FERRYSIDE BEACH
- AIRSOURCE PUMP HEATING
- EPC RATING: B



Offers In Excess Of £190,000

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

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 C
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/05/22/OK EIL

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.

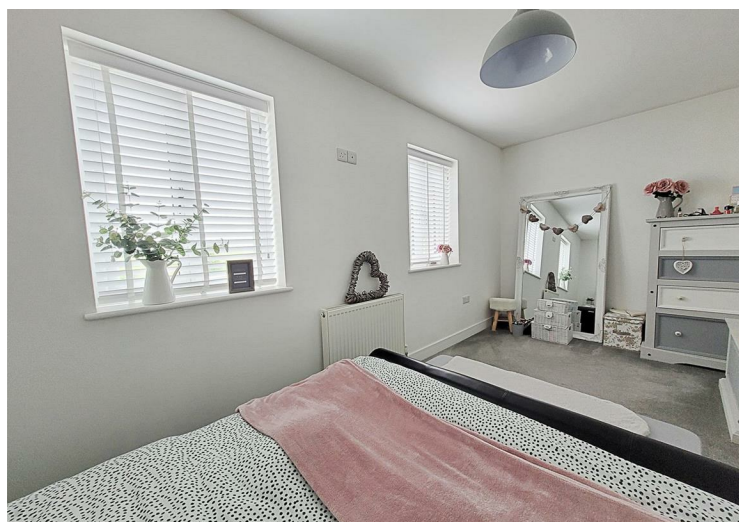
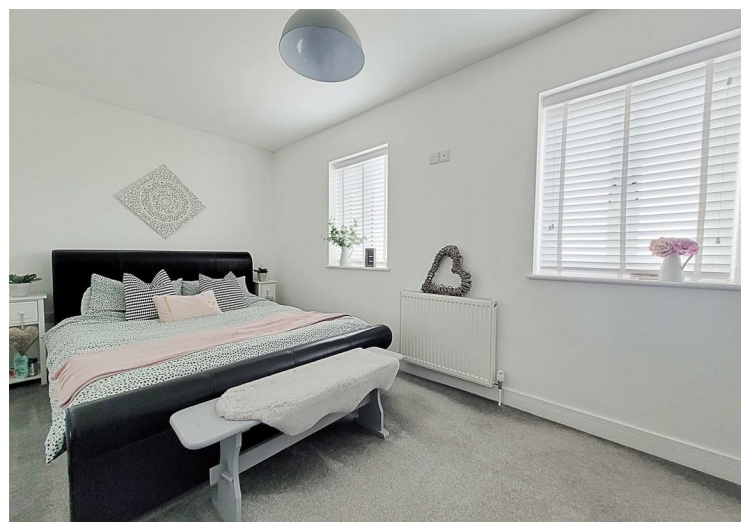
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



A fantastic opportunity to purchase a three double bedroom, semi-detached property which was built in 2018.

Situated in the village of Broadway, just a five-minute drive to Ferryside beach and train station, this beautifully presented property would make a wonderful family home. Briefly comprising; kitchen/dining room with patio doors leading onto the garden, lounge, downstairs WC, three double bedrooms, bathroom and benefits from air source pump heating. Externally the property has off-road parking, with a garden to the side, currently gravelled with a storage building and seating area.

Broadway is a small village between Llansaint, Ferryside and Kidwelly a coastal location. 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 primary school, pub, restaurants, a spa hotel 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 in which beauty once seen is never forgotten.



ENTRANCE HALL

BEDROOM

8'8" x 9'0" (2.66 x 2.75)

KITCHEN/DINING ROOM

18'0" x 8'8" (5.51 x 2.65)

BEDROOM

17'4" x 8'0" (5.29 x 2.46)

LOUNGE

14'2"(max)x14'8"(max)
(4.33(max)x4.48(max))

BATHROOM

WC

LANDING

BEDROOM

8'10" x 8'0" (2.70 x 2.45)



DIRECTIONS

From our office in Carmarthen Head west on Dark Gate, Continue onto Lammas St Turn left onto Morfa Ln, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At the roundabout, take the 3rd exit onto A484, At the roundabout, take the 2nd exit and stay on A484 for around five miles, Turn right signposted Llansaint, Turn left after one and a half miles signposted Llansaint, Turn left onto Port Way, Turn right onto Heol Llansaint and the property will be on the left-hand side. What Three Words Reference - embelish.commands.agency

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