

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 D

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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/REM/12/23 OK

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

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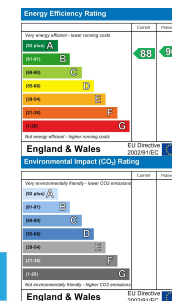


Hafren Eva Terrace, Ferryside, Carmarthenshire, SA17 5TD

- SEMI-DETACHED HOUSE
- VILLAGE LOCATION
- REAR GARDEN
- OFF ROAD PARKING
- HEATING - OIL
- THREE BEDROOMS
- GOOD RAILWAY LINKS
- WALKING DISTANCE TO BEACH
- NO CHAIN
- EPC RATING - B

Offers In The Region Of £250,000

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The Agent that goes the Extra Mile





A fantastic opportunity to purchase a semi-detached, three-bedroom house located in the seaside village of Ferryside. The property is situated in an excellent location as it's only a few minute's walk from Ferryside beach, close to the train station, providing good rail links and is also walking distance to The Three Rivers Hotel with pool, spa and gym facilities.

The property briefly comprises; entrance hall, WC, living/dining room, kitchen with bifold doors leading out to the conservatory. Upstairs the property benefits from two double bedrooms and one single, family bathroom with separate bath and shower.

Externally the property offers off road parking for two vehicles, gated side access to the rear garden which is a perfect spot to sit and enjoy the sunshine.

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 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.



DIRECTIONS

From our office on Dark Gate 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 2nd exit and stay on A484. Turn right for Ferryside. Continue onto Carmarthen Rd. Continue onto Eva Terrace. The property will then be on your right. What3Words Reference; ///tribe.riverbed.massive

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