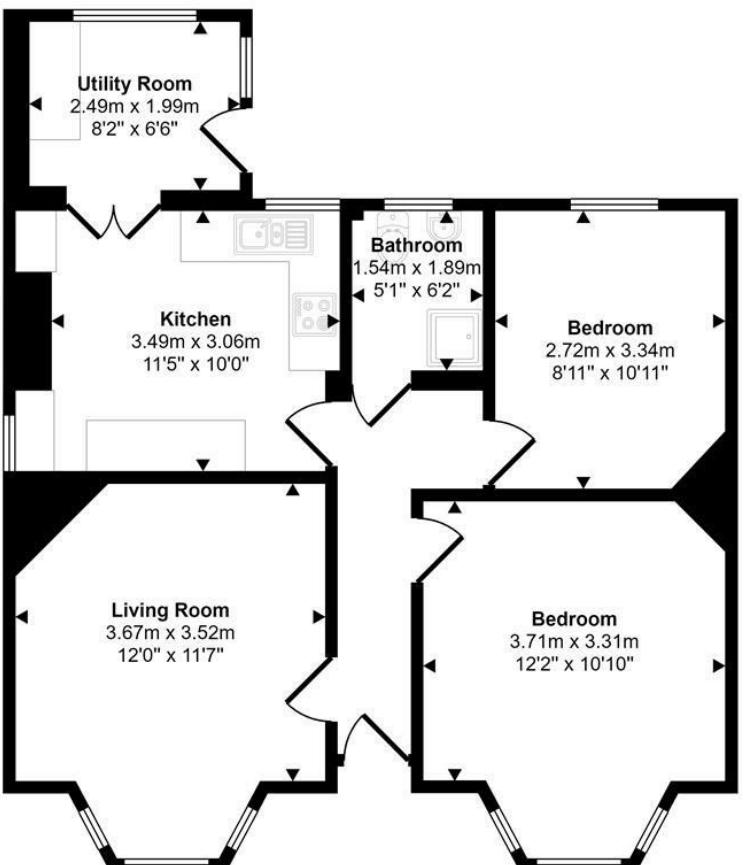


Approx Gross Internal Area  
65 sq m / 703 sq ft



Floorplan

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

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/REM/10/23/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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655



## The Glen Carmarthen Road, Ferryside, Carmarthenshire, SA17 5TH

- DETACHED BUNGALOW
- NO CHAIN
- WRAP AROUND GARDEN
- CLOSE TO AMENITIES
- HEATING - OIL
- TWO BEDROOMS
- WALKING DISTANCE TO BEACH
- GOOD RAILWAY LINKS
- WELL PRESENTED
- EPC RATING - E

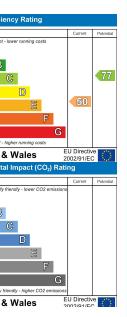
Guide Price £165,000

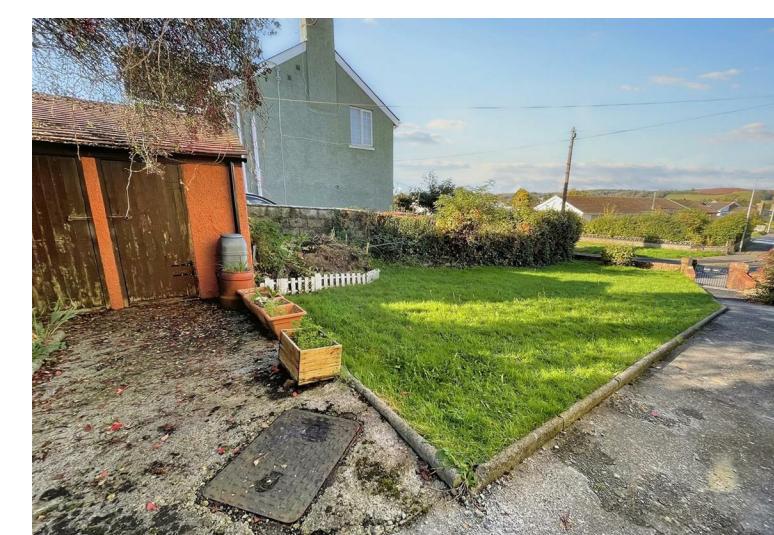
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***The Agent that goes the Extra Mile***





**\*CHAIN FREE\***

A fantastic opportunity to purchase this charming two-bedroom detached property in the sought-after village of Ferryside. Offered with no onward chain, this property is just a short stroll from the picturesque Ferryside Beach, enjoys an enviable location with easy access to the train station providing excellent rail links, and is within walking distance of a Nisa shop, The Three Rivers Hotel, which offers pool, spa, and gym facilities and Primary School. Whether you're looking for a peaceful retreat to enjoy retirement or a wonderful home to start your next chapter, this bungalow has something to offer. Viewing is highly recommended to truly appreciate all it has to offer.

The accommodation comprises an inviting entrance hall, a bright and airy living room featuring a bay window, a well-equipped kitchen, and a utility room with stable door opening onto the rear garden. There are two well-proportioned bedrooms, with the master also benefiting from a bay window, and a modern family bathroom. The property is double-glazed and has oil central heating, ensuring comfort all year round.

Externally, the gardens provide a fantastic blend of practicality and potential. The front and rear offer a mix of patio and gravelled areas, ideal for alfresco dining or, as currently used, for a shed and potting space. To the side, a lawned area presents an excellent opportunity to cultivate a private sanctuary for relaxation.

**\*FOR SALE VIA AUCTION\***

Ferryside, or Glan-Y-Feri in Welsh, is a charming coastal village known for its strong sense of community and stunning views over the Towy Estuary and Llansteffan. Just 10 miles from the county town of Carmarthen, the village boasts a primary school, a welcoming pub, restaurants, a spa hotel, and an active lifeboat and yacht club. With its beautiful beaches, scenic walks, and a calendar of local events, Ferryside is a place where there's always something to enjoy. Excellent transport links, including regular train services between Fishguard Harbour and London Paddington, make this an ideal location for those seeking a balance of tranquillity and connectivity. A village that once seen is never forgotten.



**DIRECTIONS**  
From our office on Dark Street in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammes 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 is the last on the left hand side. What3Words Reference: //pitch tight ohlinga

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

