



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/CFP/05/22/OK EJL

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

TELEPHONE: 01267 236655



Ivy Cottage, Ferryside, Carmarthenshire, SA17 5SS

- SEMI-DETACHED COTTAGE
- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- ESTUARY VIEW
- GOOD RAILWAY LINKS
- CHARACTER FEATURES
- FOUR BEDROOMS
- WALKING DISTANCE TO BEACH
- OFF ROAD PARKING
- EPC RATING: F

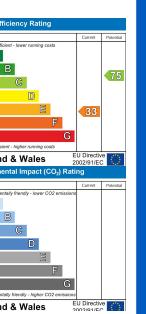
£325,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





A fantastic opportunity to purchase, for the first time in three generations, this delightful cottage with estuary views situated in the desirable 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 accommodation boasts charm and character with some traditional and unique features. The property briefly comprises; to the ground floor: lounge, living room (which could be utilised as a dining room), kitchen/diner, utility room/WC and cloakroom. The Dutch paddle staircase leads to the first floor: with four bedrooms and a bathroom with a separate bath and shower cubicle. There is the opportunity to extend the current cottage subject to the relevant planning and building regulations. Externally the property benefits from driveway parking, patio and gravel area to the side of the property perfect for alfresco dining or as currently used for a shed and potting area. There is also a generous enclosed lawn with planted borders. There is also a possibility of creating a significant extension to the current home - subject to the relevant planning consent.

Viewing is highly recommended to fully appreciate all this beautiful cottage has to offer inside and out as well as its fantastic location.



DIRECTIONS

From our Carmarthen office - Follow Lammas St to Morfa Ln/B4312, 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 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484 for around 5 miles, turn right signposted Ferryside, Continue along this road for 2.7 miles, Continue onto Carmarthen Rd, Continue onto Eva Terrace and the property is on the right hand side, a few houses before where the road turns left. What Three Words Reference - vessel.dare.soonest

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