





|., No 3 Parc y Ffynnon, Ferryside, SA17 5TQ

Offers In The Region Of £289,950

- MODERN WELL PRESENTED DETACHED HOUSE.
- 2 BATHROOMS. 3 WC's.
- 4 MILES KIDWELLY.
- 9 MILES BURRY PORT HARBOUR.
- ON ESTATE OF VARIOUS TYPES AND DESIGNS.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- 9 MILES SOUTH OF CARMARTHEN.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 3 BEDROOMS. SUN LOUNGE.
- WALKING DISTANCE RAILWAY STATION, SANDY BEACH AND PRIMARY SCHOOL AT THE CENTRE OF FERRYSIDE.
- 8 MILES PEMBREY COUNTRY PARK AND CEFN SIDAN SANDS.

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A well presented conveniently situated modern (2005/06) 3 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE situated on an established residential estate of various types and designs within walking distance of the Railway Station, Foreshore, Yacht Club and Primary School at the centre of the estuarial village of Ferryside which in turn is located at the mouth of the Towy Estuary within 4 miles of the A484 Carmarthen to Llanelli trunk road and ancient township of Kidwelly that is renowned for its Norman Castle and which offers a Co-op Convenience Store, is within 8 miles of 'Pembrey Country Park' and 'Cefn Sidan Sands', is within 8.5 miles of 'Ffoslas Racecourse', is within 9 miles of Burry Port Harbour and is located some 9 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen. Llanelli town centre being approximately 12.5 miles distant.

APPLICANTS SHOULD NOTE THAT A NEW CONVENIENCE STORE IS IN THE COURSE OF CONSTRUCTION ADJACENT TO THE RAILWAY STATION IN THE CENTRE OF FERRYSIDE.<

3 2 1

Council Tax Band: E





RECEPTION HALL
with boarded effect laminate flooring. PVCu part opaque double glazed entrance door to outside.

SEPARATE WC/CLOAK ROOM
5'2" x 3'9"
with ceramic tiled floor. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising wash hand basin and WC. Extractor fan.

UTILITY ROOM/GYM
PVCu double glazed double 'French' doors with side screens. Plumbing for washing machine. 'Worcester' oil fired central heating boiler. 6 Power points. Telephone point. Scope to create an additional Living Room if so desired.

LOUNGE
13'1" x 12'8"
with boarded effect laminate flooring. Radiator. PVCu double glazed window to fore. 6 Power points. TV and telephone points. Staircase to First Floor. 6' 9" (2.06m) wide opening to

DINING ROOM
12'8" x 9'4"
with boarded effect laminate flooring. PVCu double glazed window to side. Radiator. 6 Power points. TV and telephone points. PVCu double glazed double doors to

SUN LOUNGE
8'11" x 8'2"
with radiator. 2 Power points. Half PVCu double glazed. Boarded effect laminate flooring. PVCu double glazed double 'French' doors to outside. The Sun Lounge overlooks the rear garden.

FITTED KITCHEN
10'4" x 9'5"
with ceramic tiled floor. Recessed downlighting. PVCu double glazed window overlooking the rear garden. 7 Power points plus fused points. PVCu part double glazed door to rear. Radiator. Range of fitted base and eye level kitchen units incorporating a wine rack, glazed display units, canopied cooker hood, ceramic hob with stainless steel splashback, oven and 1.5 bowl sink unit.

FIRST FLOOR

LANDING
11'8" x 10'4" overall
with smoke alarm. Access to loft space. Radiator. 2 Power points.

BUILT-IN STORE CUPBOARD OFF

BUILT-IN AIRING/LINEN CUPBOARD OFF
with radiator. Slatted shelving.

FRONT BEDROOM 1
15'0" x 11'3" overall
'L' shaped with TV and telephone points. 6 Power points. Radiator. PVCu double glazed window with a view over the estuary towards Llansteffan and 'Wharley Point'.

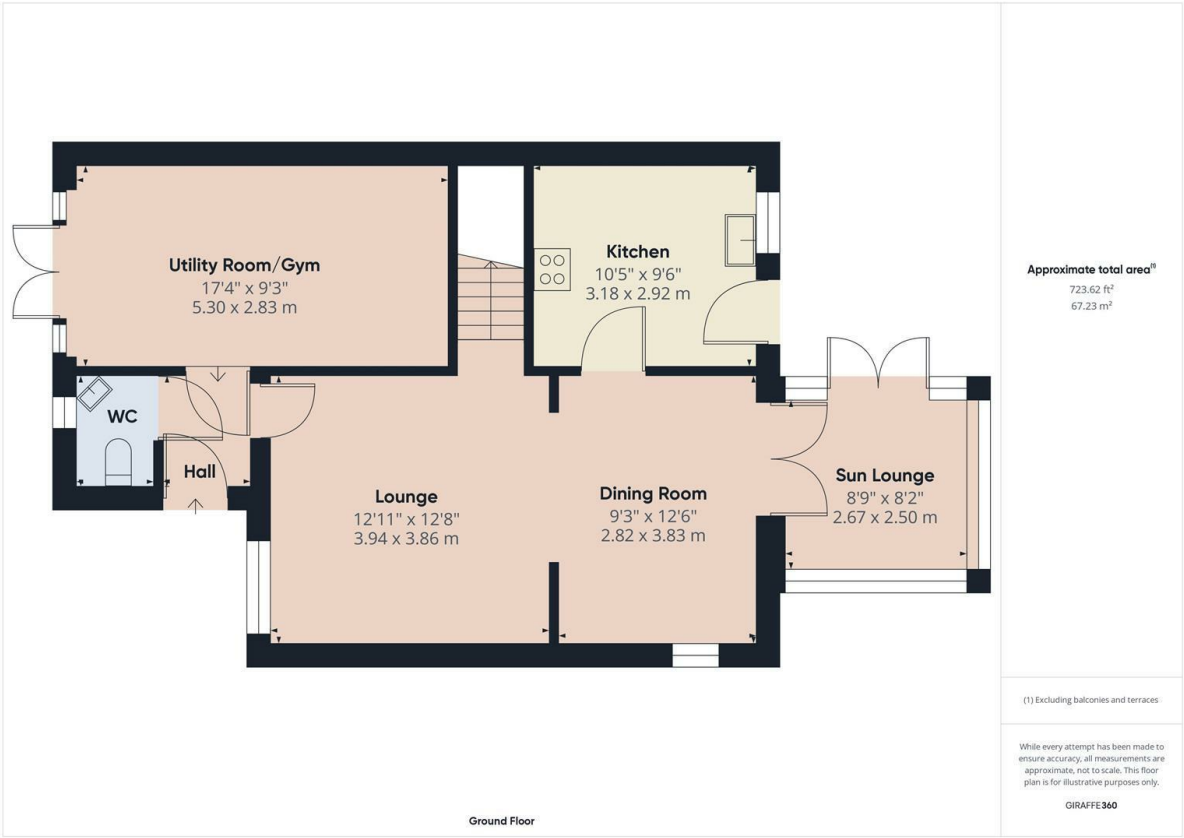
FRONT BEDROOM 2
14'0" x 8'5" overall
slightly 'L' shaped with radiator. PVCu double glazed window. TV and telephone points. 6 Power points.

MASTER BEDROOM 3
13'5" x 10'5" overall
slightly 'L' shaped with PVCu double glazed window to rear with a view. Radiator. TV and telephone points. 8 Power points.

EN-SUITE SHOWER ROOM
with ceramic tiled floor. Extractor fan. Recessed downlighting. Half tiled walls. 2 Piece suite in white comprising WC and pedestal wash hand basin. Tiled shower enclosure with plumbed-in shower over and folding shower door.

FAMILY BATHROOM
8'8" x 6'4"
with ceramic tiled floor. PVCu opaque double glazed window. Extractor fan. 3 Piece suite in white comprising pedestal wash hand basin, WC and corner bath with shower attachment. Fully tiled walls. Towel warmer ladder radiator. Shaver point.

EXTERNALLY
Brick paved entrance drive providing private car parking. Gated/decoratively stoned pathway to one side. Concreted path to the other side. Rear paved patio leading to an enclosed walled close boarded fenced lawned garden. Decked pergola. OIL STORAGE TANK. OUTSIDE LIGHT.





Directions

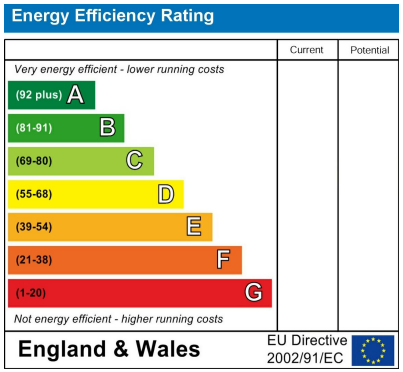
Upon entering Ferryside from the Carmarthen direction travel over the hump-back bridge and turn first left into 'Parc y Ffynnon' opposite 'Glan yr Ystrad'. Having turned into 'Parc y Ffynnon' No 3 will be found a short distance up on the left hand side.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

E



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