





No 4 Pale Cottages Ferryside, SA17 5SL

Offers In The Region Of £295,000

- COMPLETELY RENOVATED SEMI-DETACHED 'COTTAGE STYLE' RESIDENCE.
- UNDERFLOOR HEATING. AIR SOURCE HEAT PUMP.
- WALKING DISTANCE SANDY BEACH, CONVENIENCE STORE/POST OFFICE.
- WALKING DISTANCE THREE RIVERS HOTEL, POOL, SPA AND GYM.
- SET BACK OFF THE ROAD ENJOYING A SUNNY SOUTH WESTERLY ASPECT.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE RAILWAY STATION, PRIMARY SCHOOL AND PUBLIC HOUSE AT THE CENTRE OF FERRYSIDE.
- 4 MILES ANCIENT TOWNSHIP OF KIDWELLY.
- 3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.
- HIGHLY INSULATED - EPC RATING B.
- NO FORWARD CHAIN. PRIVATE CAR PARKING.
- 4 MILES A484 TRUNK ROAD.

No 4 Pale Cottages , Ferryside SA17 5SL

A delightfully situated double fronted 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED COTTAGE RESIDENCE that has been completely renovated since 2025 being set slightly back off the road enjoying a sunny south westerly aspect within walking distance of the 'Three Rivers Hotel' that offers a swimming pool, Spa and gym facilities, is within walking distance of the foreshore and sandy beach, Convenience Store/Post Office, Yacht Club, Railway Station, Primary School and Public House at the centre of the estuarial village of Ferryside which in turn is located within 4 miles of the A484 'Carmarthen to Llanelli' trunk road and ancient township of Kidwelly that is renowned for its Norman Castle, is within 8.5 miles of 'Ffos Las' Racecourse, is within 8 miles of Pembrey Country Park and Cefn Sidan Sands, 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.

3 1 2

Council Tax Band: C





ENTRANCE HALL
with PVCu entrance door with double glazed light. Slate grey effect ceramic tiled floor. Opening to

DINING ROOM
13'10" x 13'8" plus
area off measuring 7' 4" x 2' 10" (2.24m x .86m) with tri fold double glazed doors. Slate grey effect ceramic tiled floor. Staircase to first floor. Recessed downlighting. C/h underfloor heating thermostat control. 10 Power points. Base and eye level kitchen units. Mains smoke alarm. Understairs storage area. Opening to the fitted kitchen.

LIVING ROOM
13'8" x 9'4"
with mains carbon monoxide detector. Light oak effect laminate flooring to a 'Herringbone' design. 8 power points. TV point. Feature fireplace incorporating a wood burning roomheater with slate effect hearth. 4'10 wide opening to

SUN LOUNGE
13'9" x 12'11"
with light oak effect laminate flooring to a 'herringbone' design. 2 Double glazed Velux windows. Floor to ceiling PVCu double glazed picture window to fore. 2 PVCu double glazed windows to side. 8 power points. TV point. Underfloor heating thermostat control.

FITTED KITCHEN
7'11" x 6'6"
with ceramic tiled floor to match the Dining room. Part tiled walls. Mains heat/smoke detector. Recessed downlighting. 7 power points plus fused points. Range of fitted base and eye level kitchen units that extend into the Dining room incorporating a canopied cooker hood, ceramic hob, electric oven, integrated fridge, dishwasher and sink unit.

UTILITY ROOM
12'2" x 6'5"
overall 'L' shaped with ceramic tiled floor to match the kitchen. PVCu double glazed window to rear. Underfloor heating manifold. 3 power points. Plumbing for washing machine. Worksurface. Underfloor heating thermostat control. C/h timer control. Recessed downlighting. Mains smoke detector. PVCu part double glazed stable door to outside. Cupboard housing the pressurised hot water cylinder and electricity consumer unit.

SEPERATE WC
with PVCu opaque double glazed window. Ceramic tiled floor to match the Utility room. Extractor fan. 2 piece suite in white comprising wash hand basin and WC. PV panel meter cabinet.

FIRST FLOOR

LANDING
with C/H thermostat control. 2 Power points. Access to loft space. Exposed beams. Mains smoke detector. PVCu double glazed window to fore with a view between the houses on the opposite side of the road over the Towy estuary towards Llansteffan.

FRONT BEDROOM 1
13'6" x 9'5"
overall 'L' shaped with exposed boarded floor. Radiator. PVCu double glazed window with a view between the houses on the opposite the side of the road over the Towy estuary towards Llansteffan. 6 power points.

FRONT BEDROOM 2
13'9" x 7'5"
overall with radiator. Exposed beam ceiling. 6 power points. PVCu double glazed window with a view between the houses on the opposite the side of the road over the Towy estuary towards Llansteffan.

REAR BEDROOM 3
9'8" x 8'6"
overall slightly 'L' shaped with PVCu opaque double glazed window. Radiator. 6 power points.

BATHROOM
10'4" x 6'6"
extending to 8' 3" with laminate floor covering. Chrome towel warmer ladder radiator. Waterproof panelled walls. PVCu double glazed tilt'n turn window. Extractor fan. 3 piece suite in white comprising pedestal wash hand basin, WC and panelled bath with shower attachment. Double shower enclosure with electric shower over and sliding shower door.

EXTERNALLY
Hardcored entrance drive and hardstanding area providing private car parking. Unrestricted on street parking is also available to fore. Decoratively stoned garden with raised border. Paved sun terrace. Side decoratively stoned pathway. ARISTON AIR SOURCE HEATPUMP. SOLIS INVERTOR AND ISOLATOR SWITCHES. OUTSIDE LIGHT AND WATER TAP.





Directions

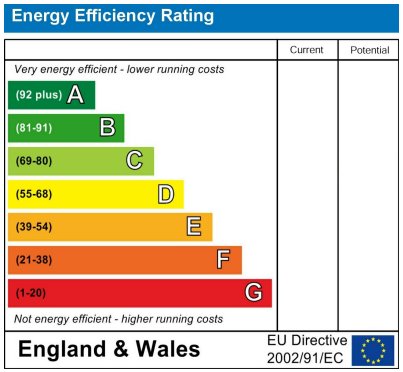
From the centre of Ferryside travel along 'Brigstocke Terrace' and the property will be found on the left hand side before the Community Hall.

Viewings

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

Council Tax Band

C



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk