





The Old Milk Depot Water Street, Ferryside, SA17 5SD

Offers In The Region Of £105,000

- EXCELLENT INVESTMENT AND/OR DEVELOPMENT OPPORTUNITY - STP.
- LEVEL ENCLOSED GROUNDS.
- MAINS WATER CONNECTED.
- FIRST TIME ON THE OPEN MARKET SINCE 1976.
- DETACHED GARAGE/WORKSHOP 23' 6" x 19' 7" (7.16m x 5.97m).
- DOUBLE GATED ACCESS. STORE SHED.
- LEVEL WALK CENTRE OF FERRYSIDE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- FLOOR AREA = 42 SQ.M.
- MAINS ELECTRICITY ON SITE - BUT NOT CONNECTED.
- JUST OFF MAIN THOROUGHFARE.

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A rare opportunity to acquire a potential RE-DEVELOPMENT SITE subject to the necessary consents being obtained that presently comprises a DETACHED GARAGE/WORKSHOP (23' 6" x 19' 7" - 7.16m x 5.97m) all set in approximately 0.08 of an acre of level mainly lawned enclosed gardens that incorporate a double gated entrance drive situated at the junction of 'Water Street' and 'Maes y Ffynnon' opposite 'Wellfield Terrace' within a short level walk of 'Carmarthen Road' and within a level walking distance of the Primary School, Convenience Store/Post Office, Railway Station and foreshore at the centre of the estuarial village of Ferryside which in turn is located some 9 miles south of the readily available facilities and services at the centre of the Country and Market town of Carmarthen. Ferryside enjoying ease of access to the ancient township of Kidwelly, Pembrey Country Park and Burry Port Harbour.

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Council Tax Band: Exempt





GARAGE/WORKSHOP

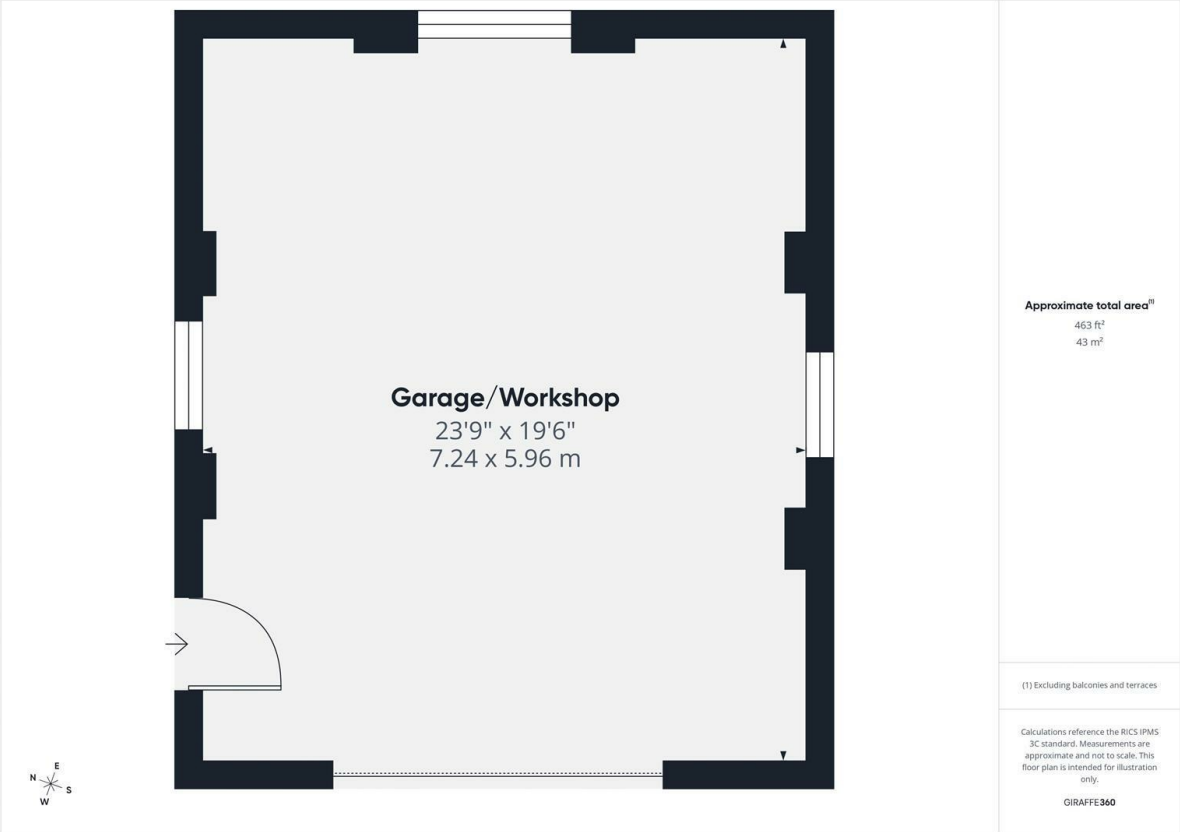
23'6" x 19'7"
of single skin 9" concrete block built main walls. 3 PVCu double glazed windows. Up-and-over garage door. Access to loft space. Electricity consumer unit - disconnected. 12 Power points. Glazed/panelled personal door.

EXTERNALLY

The garage occupies an enclosed level plot that amounts to approximately 0.08 of an acre and which incorporates a double gated hardcored entrance drive that leads to the garage. There are lawned areas to one side and the rear with in addition a side concreted washing area with drain and soakaway. OUTSIDE WATER TAP.

STORE SHED

10'0" x 8'0" measured externally
presently in two rooms





Directions

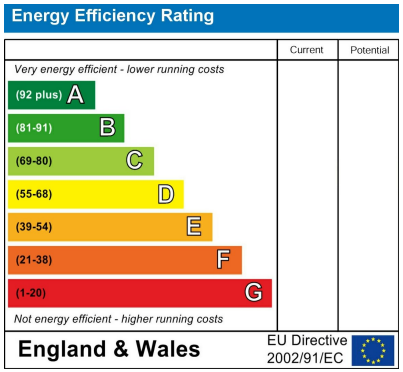
Upon entering Ferryside from the Carmarthen direction, travel past the turnings for 'Glan yr Ystrad,' 'Parc y Ffynnon,' 'Glan Tywi' and 'Glan Morfa.' Continue past the recreational ground and left hand turning for 'Calon y Fferi' Community Centre and then turn next left just after the Chapel into 'Maes y Ffynnon' ('Wellfield Terrace') continue to the end of 'Maes y Ffynnon' and the property will be found on your left hand side opposite 'Wellfield Terrace.'

Viewings

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

Council Tax Band

Exempt



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