





Seven Seas, No 9 Caradog Court, Port Way, Ferryside, SA17 5RR

Offers In The Region Of £495,000

- SUBSTANTIAL VERY WELL PRESENTED DETACHED FAMILY RESIDENCE.
- 4 EN-SUITE BATHROOMS. 5 WC's.
- WALKING DISTANCE RAILWAY STATION AND CONVENIENCE STORE.
- 10 MILES WEST OF LLANELLI.
- COASTAL VIEWS. BALCONY.
- UNDERFLOOR HEATING THROUGHOUT.
- 9 MILES SOUTH OF CARMARTHEN.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 4 DOUBLE BEDROOMS. 3 LIVING ROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- 4 MILES ANCIENT TOWNSHIP OF KIDWELLY.

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A most conveniently situated deceptively large very well presented traditionally built double fronted DETACHED 4 DOUBLE BEDROOMED (all En-Suite)/3 RECEPTION ROOMED FAMILY RESIDENCE having attractive banded quoins situated enjoying a slightly elevated position with views over the Tywi estuary towards Llansteffan Castle, 'Wharley Point', 'Pendine Burrows' and Caldey Island in the distance on a clear day and in a northerly direction over the river Tywi towards 'Pant yr Athro Mansion House' and beyond, situated at the beginning of 'Caradog Court' just off 'Port Way' within walking distance of the Primary School, Railway Station, 'C.K.'s' Convenience Store, Yacht Club, White Lion Hotel and foreshore at the centre of the estuarial village of Ferryside that is located on a regular bus route within 3.5 miles of the A484 'Carmarthen to Llanelli' trunk road at Llandyfaelog, is within 4 miles of the ancient estuarial township of Kidwelly that is renowned for its Norman Castle, is situated some 9 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen and is 10 miles west of the town of Llanelli. The property is located within walking distance (half mile) of the 'Three Rivers Hotel and Spa' at 'Undercliff' which offers local residents a Swimming Pool and Sauna, Gym, Restaurant etc. and Ferryside is located within a forty minute train ride of the City of Swansea with the capital City of Cardiff being under 2 hours by train and Paddington Station London is some 4 hours away.

4 4 3

Council Tax Band: G





PILLARED ENTRANCE PORCH
with PVCu opaque double glazed entrance door to

RECEPTION HALL
with feature solid pine staircase to the first floor. Understairs storage area. Recessed downlighting. Mains smoke alarm. 4 Power points. Telephone point. Underfloor heating thermostat control. FITTED CLOAKS CUPBOARD. FITTED CUPBOARD. Glazed double doors to the kitchen, lounge and

SEPARATE WC
with half tiled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath.

SITTING ROOM
14'0" x 11'9"
with TV point. 8 Power points. Double aspect. 2 PVCu double glazed windows to side. PVCu double glazed double 'French' doors to fore with a view over the river Tywi in a northerly direction. Underfloor heating room thermostat.

LOUNGE
16'0" x 14'0"
with underfloor heating room thermostat. TV and telephone points. 8 Power points. Double aspect. 2 PVCu double glazed windows to side. PVCu double glazed double 'French' doors to fore with a view over the Tywi estuary towards 'Llansteffan Castle' and 'Wharley Point'. Feature marble fireplace. Recessed downlighting. Glazed double doors to the reception hall.

LIVING ROOM
14'0" x 11'10"
with ceramic tiled floor. Recessed downlighting. Underfloor heating room thermostat. TV point. 4 Power points. PVCu double glazed double 'French' doors with side screens to either side to rear. Doors to the Dining Room and Home Office/Study. 7' 9" (2.36m) Wide opening to

FITTED KITCHEN/BREAKFAST ROOM
14'0" x 13'11"
with ceramic tiled floor. Double aspect. 2 PVCu double glazed windows to side. PVCu double glazed window to rear. Recessed downlighting. Range of fitted base and eye level kitchen units with granite worksurfaces incorporating a corner carousel unit, L.P. gas hob with splashback, electric oven and hob, canopied cooker hood, intergrated 'Bosch' dishwasher and double bowl sink unit all with soft close doors/drawers. Space for 'American style' fridge/freezer. TV and telephone points. 12 Power points plus fused points. Door to

UTILITY ROOM
9'6" x 6'9"
with ceramic tiled floor to match the kitchen. Plumbing for washing machine. Extractor fan. Mains smoke alarm. 'Worcester' oil fired central heating boiler. Pressurised hot water cylinder. C/h timer control. Sink unit with base unit and worksurface. PVCu part opaque double glazed door to rear.

HOME OFFICE/STUDY
13'11" x 6'9"
with underfloor heating room thermostat. Fitted work station and shelving. PVCu double glazed window. 8 Power points.

DINING ROOM
14'0" x 9'9"
with TV and telephone points. Double aspect. PVCu double glazed windows to side and rear. Underfloor heating room thermostat. 10 Power points.

FIRST FLOOR
- 7' 10" (2.39m) ceiling heights.

GALLERIED LANDING with LIVING AREA
26'6" x 11'9" overall
with recessed downlighting. 2 Mains smoke alarms. 6 Power points. Access to loft space. PVCu double glazed double 'French' doors to the balcony.

BUILT-IN AIRING CUPBOARD OFF

RAILED BALCONY
11'3" x 4'9"
from the balcony far reaching views are enjoyed over the Tywi estuary towards 'Pendine Burrows' and out over Carmarthen Bay towards Tenby and Caldey Island on a clear day and in a northerly direction up the river Tywi towards the Tywi Boat Club, 'Pant yr Athro Mansion House' and Carmarthen Golf Club on the horizon on a clear day.

REAR DOUBLE BEDROOM 1
14'0" x 12'5"
with underfloor heating room thermostat. 8 Power points. TV point. Panel radiator. Recessed downlighting. PVCu double glazed window.

EN-SUITE SHOWER ROOM
8'8" x 5'7"
with slate effect tiled floor. Fully tiled walls. Extractor fan. Recessed downlighting. PVCu opaque double glazed window. Electric chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin to fitted bathroom cupboards with display surface. Quadrant shower enclosure with plumbed-in shower over and shower door.

REAR DOUBLE BEDROOM 2
14'1" x 12'8"
with recessed downlighting. Fitted floor to ceiling wardrobes with 3 sliding doors. PVCu double glazed window. TV point. 8 Power points. Underfloor heating room thermostat.

EN-SUITE SHOWER ROOM.
8'8" x 5'7"
with wall light with shaver point. Slate effect tiled floor. Fully tiled walls. Extractor fan. Recessed downlighting. PVCu opaque double glazed window. Electric chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin to fitted bathroom cupboards with display surface. Quadrant shower enclosure with plumbed-in shower over and shower door.

FRONT DOUBLE BEDROOM 3
14'1" x 12'8"
with TV and telephone points. 8 Power points. PVCu double glazed double 'French' doors to the 'Juliette' balcony from which a view is enjoyed in a northerly direction over the river Tywi and out over the estuary towards 'Wharley Point' and 'Pendine Burrows'. Underfloor heating room thermostat.

EN-SUITE BATHROOM
11'9" x 7'1"
with slate effect ceramic tiled floor. Fully tiled walls. Extractor fan. Recessed downlighting. PVCu opaque double glazed window. Electric chrome towel warmer ladder radiator. 4 Piece suite in white comprising double ended spa bath, WC and 2 wash hand basin to fitted bathroom furniture with storage cupboards. Tiled shower enclosure with plumbed-in shower over and sliding shower door.

FRONT DOUBLE BEDROOM 4
14'0" x 12'0"
with underfloor heating room thermostat. TV and telephone points. 6 Power points. Recessed downlighting. Fitted wardrobe with double doors. Fitted wardrobe with sliding double doors. PVCu double glazed double 'French' doors to the 'Julliette' balcony from which a view is enjoyed of Llansteffan Castle, 'Wharley Point' and 'Pendine Burrows' and on a clear day towards Caldey Island in the distance as well as a view in a northerly direction over the river Tywi towards Tywi Boat Club and beyond.

EN-SUITE BATHROOM
14'0" x 7'5"
with PVCu opaque double glazed window. Slate effect tiled floor. Fully tiled walls. Extractor fan. Recessed downlighting. Electric towel warmer ladder radiator. 4 Piece suite in white comprising corner spa bath, WC and 2 wash hand bowls with fitted storage cupboards beneath. Tiled Quadrant shower enclosure with swivel door, shelving and plumbed-in shower over.

EXTERNALLY
Walled/decoratively stoned forecourt garden with ornamental shrubs. Paved pathway to the front and one side with seating areas taking advantage of the views that are enjoyed. Side brick paved entrance drive providing private car parking for two vehicles. Wide side brick paved pathway and drying area. Rear walled paved terrace with beyond a banked artificial grassed area. OUTSIDE LIGHT and WATER TAP. AWNING off the living room. OIL STORAGE TANK. GARDEN STORE SHED.

STORE SHED
7'4" x 7'4"
with PVCu opaque double glazed entrance door and sidescreens.





Directions

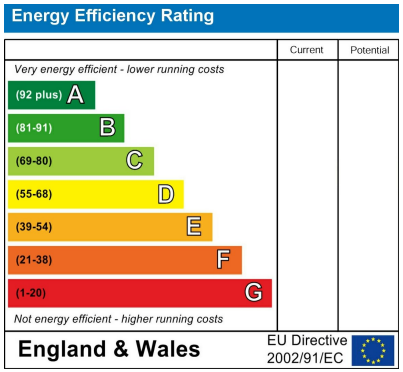
From the centre of Ferryside turn for Kidwelly opposite the entrance to the beach and Railway Station and continue a short distance up the hill ('Port Way') and the entrance to 'Caradog Court' will be found on the right hand side just after the left hand turning for 'Tripenhad Road'. On turning into 'Caradog Court' the property is the second on the left hand side.

Viewings

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

Council Tax Band

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