

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
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Est. 1998

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- **DETACHED BUNGALOW WITH FAR REACHING COASTAL VIEWS.**
- **3 BEDROOMS. 2 LIVING ROOMS.**
- **WALKING DISTANCE PRIMARY SCHOOL, RAILWAY STATION AND SANDY BEACH.**
- **3.5 MILES A484 AND KIDWELLY. 8 MILES FFOS LAS RACECOURSE.**
- **ELEVATED POSITION.**
- **NO FORWARD CHAIN.**
- **OIL C/H. DOUBLE GLAZED WINDOWS.**
- **7.5 MILES PEMBREY COUNTRY PARK. 8.5 MILES BURRY PORT HARBOUR.**
- **9.5 MILES SOUTH OF CARMARTHEN. 12.5 MILES LLANELLI TOWN CENTRE.**

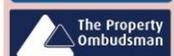
Ael y Bryn
Tripenhad Road
Ferryside SA17 5RS

£299,950 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

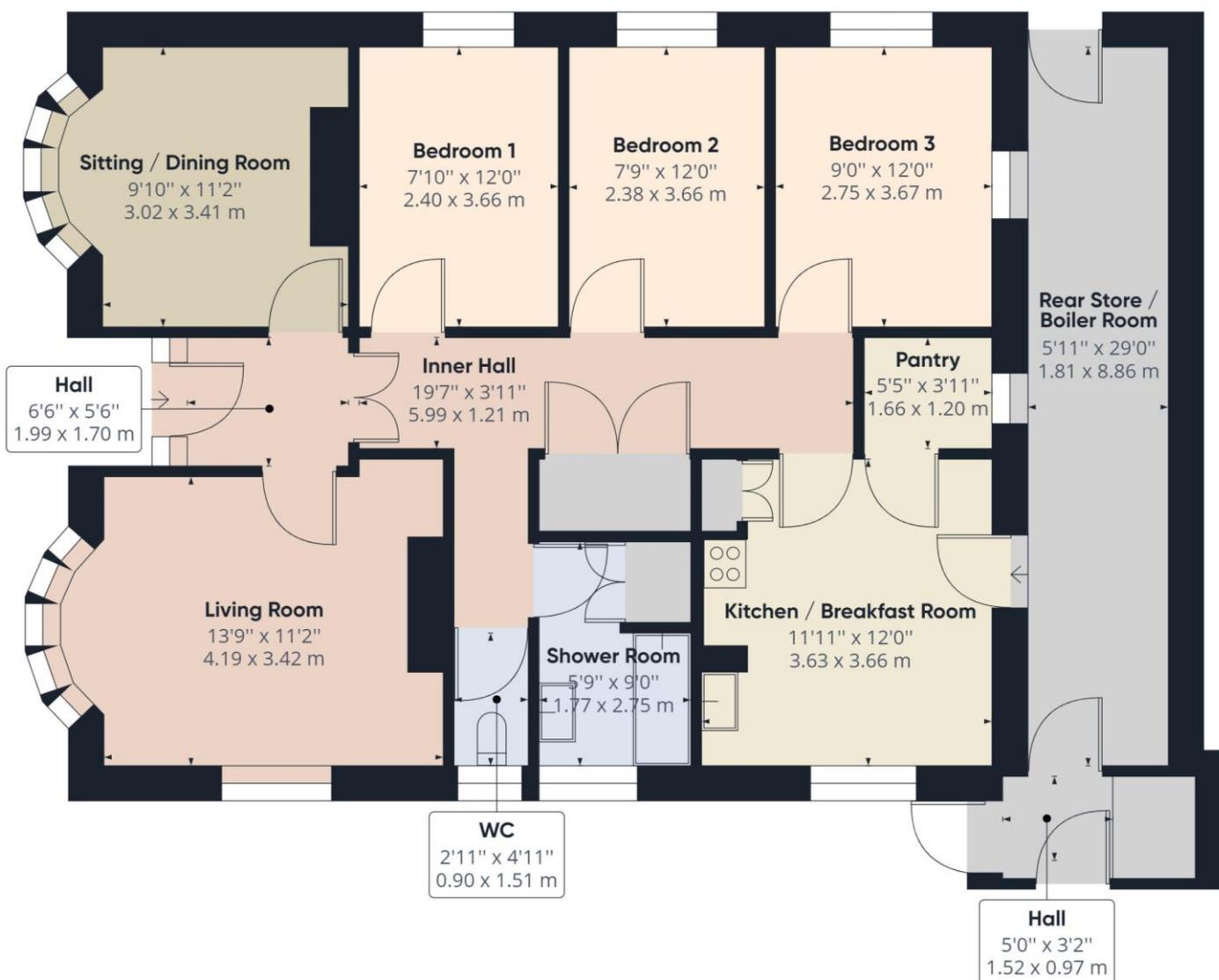
An attractive, most conveniently situated traditionally built (1956) double bay fronted **3 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW** situated set slightly back off and above the road enjoying a sunny position with glorious estuarial views towards Llansteffan and its Castle being located towards the beginning of 'Tripenhad Road' opposite and just after the turning for 'Vicarage Close' within walking distance of the 'White Lion' Public House, Railway Station, entrance to the sandy beach, Yacht Club and the Primary School and which in turn is located within 3.5 miles of the A484 trunk road at Llandyfaelog, is within 3.7 miles of the centre of the ancient estuarial township of Kidwelly that also offers a Railway Station and Supermarket, is within 7.5 miles of Pembrey Country Park and Cefn Sidan Sands, is within 8.5 miles of Burry Port Harbour and Ffos Las Racecourse and is located some 9.5 miles south of the County and Market town of Carmarthen. Llanelli town centre being approximately 12.5 miles distant.

FAR REACHING COASTAL VIEWS ARE ENJOYED FROM THE PROPERTY IN A SOUTH WESTERLY DIRECTION OVER THE TYWI ESTUARY TOWARDS LLANSTEFFAN, ITS CASTLE AND 'WHARLEY POINT' AND IN A NORTHERLY DIRECTION OVER THE RIVER TYWI TOWARDS THE 'TYWI BOAT CLUB', 'PANT YR ATHRO' AND CARMARTHEN GOLF CLUB IN THE DISTANCE ON A CLEAR DAY.

OIL CENTRAL HEATING with thermostatically controlled radiators.

PVCu/ALUMINIUM DOUBLE GLAZED WINDOWS. CHARACTER FEATURES.

8'9" CEILING HEIGHTS. THE FITTED CARPETS ARE INCLUDED.



SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND E 2021/22 = £2,055.82p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

FEATURE BRICK ARCHED RECESSED ENTRANCE

PORCH with tiled floor. Original glazed/panelled entrance door and side screens with stained glass/leaded lights to

RECEPTION HALL 6' 6" x 5' 7" (1.98m x 1.70m) with main smoke detector. 2 Power points. Telephone point. Radiator. Opaque glazed/panelled double doors to the inner hall.

DINING ROOM 11' 3" x 9' 11" (3.43m x 3.02m) with PVCu double glazed bay window with a **view** over the Tywi estuary towards Llansteffan and its Castle. Picture rail. Tiled fireplace. Radiator. 2 Power points.

LIVING ROOM 13' 10" x 11' 3" (4.21m x 3.43m) plus PVCu double glazed bay window with a **view** over the Tywi estuary towards Llansteffan and its Castle. Double aspect. Picture rail. Feature fireplace with recesses to either side having fitted shelving. 4 Power points. Radiator. Aluminium double glazed window with a **view** of Llansteffan Castle and 'Wharley Point'.

INNER HALL 20' (6.09m) in depth with radiator. 2 Power points. C/h thermostatic control.

BUILT-IN CLOAKS CUPBOARD OFF with access to partly boarded attic space with electric light. Double doors. Mains smoke detector.

SIDE BEDROOM 1 12' 1" x 7' 11" (3.68m x 2.41m) with radiator. PVCu double glazed window. Picture rail. 4 Power points.

HALLWAY

SEPARATE WC with tiled floor. Radiator. PVCu opaque double glazed window. WC in white.

SHOWER ROOM 9' x 5' 9" (2.74m x 1.75m) overall with tiled floor. Extractor fan. PVCu opaque double glazed window. Radiator. Pedestal wash hand basin in white. Tiled shower enclosure with fitted seat, electric shower, curtain and rail. **FITTED FLOOR TO CEILING AIRING/LINEN CUPBOARD.**

SIDE BEDROOM 2 12' 1" x 7' 10" (3.68m x 2.39m) with 4 power points. Picture rail. PVCu double glazed window. Radiator.

REAR BEDROOM 3 12' 1" x 9' (3.68m x 2.74m) with double aspect. PVCu double glazed window to side. C/h timer control. Picture rail. Radiator. 4 Power points. Single glazed window to rear.

KITCHEN/BREAKFAST ROOM 12' 1" x 12' (3.68m x 3.65m) with PVCu double glazed window to side. Radiator. Tiled floor. Plumbing for washing machine. Sink unit. Tiled former fireplace with fitted floor to ceiling **LINEN CUPBOARD** to one side. 10 Power points. Door to the rear Store Room/Porch.



WALK-IN PANTRY OFF 5' 5" x 3' 11" (1.65m x 1.19m) with 2 power points. Opaque single glazed window. Tiled shelf. Fitted shelving.

STORE ROOM/ REAR PORCH/BOILER ROOM 29' 6" x 6' 1" (8.98m x 1.85m) with re-inforced glass roof. 'Worcester Greenstar Heatslave II External 12/18 ErP' oil fired central heating boiler. Door to

SIDE HALL with opaque double glazed door to outside.

STORESHED 7' 4" x 7' 4" (2.23m x 2.23m) Concrete block built.

EXTERNALLY

On street parking available to fore. Walled lawned front garden. Side **shared** tarmacadamed entrance drive that leads to the garage with decorative slate bed off. To the other side there is a lawned garden with steps leading up to a sloping rear garden.

From the gardens, far reaching views are enjoyed over the Tywi estuary towards Llansteffan, its Castle, 'Wharley Point' and northwards over River Tywi towards the Tywi Boat Club, Pant yr Athro and in the distance on a clear day Carmarthen Golf Club. From the top of the rear garden there is a view out towards Carmarthen Bay.

LINKED GARAGE 16' 1" x 10' (4.90m x 3.05m) with up and over garage door. Concrete block built.

ENERGY EFFICIENCY RATING: - E (54).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate** Number: - 0330-2943-1010-2409-5965.





DIRECTIONS: - Upon entering **Ferryside** from the **Carmarthen direction** travel into the **centre of the village** **passing** the Primary School on your left and **turn left just after the Car Park** opposite the Railway Station/entrance to the beach in to 'Port Way'. Travel a **short** distance up this road **past the 'White Lion' Public House** and **turn next left** in to '**Tripenhad Road**' **before** the right hand turning for 'Caradog Court'. Travel a short distance along 'Tripenhad Road' and the property is the **second on the right hand side opposite** and **just after** the left hand turning for 'Vicarage Close'.

AGENTS NOTE: - None of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property. *Details amended 19.05.22, 28.11.22 and 09.06.23*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

04.03.2022 - REF: 6159