

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Land Agents
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Est. 1998

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- ATTRACTIVE MODERN SEMI-DETACHED HOUSE.
- OIL C/H. 8 PV PANELS.
- 2 ALLOCATED CAR PARKING SPACES.
- 8 MILES PEMBREY COUNTRY PARK.
- 9 MILES SOUTH OF CARMARTHEN.
- 3 BEDROOMS. 2 WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- SHORT LEVEL WALK CONVENIENCE STORE/POST OFFICE, RAILWAY STATION AND BEACH.
- 4 MILES KIDWELLY. 12 MILES LLANELLI.

Hafod
Eva Terrace
Ferryside SA17 5TD

£259,950 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.

*A conveniently situated modern traditionally built (2021) **3 BEDROOMED SEMI-DETACHED HOUSE** having attractive banded quoins situated **opposite and just before** the Primary School within a **relatively level short walking distance of the Convenience Store/Post Office, Railway Station and foreshore at the centre of the estuarial village of Ferryside** that is located within **4 miles of the ancient estuarial township of Kidwelly** and is situated some **9 miles south** of the readily available facilities and services at the County and Market town of **Carmarthen**. The town of **Llanelli** being **12 miles** distant.*

OIL C/H with thermostatically controlled radiators supplemented by **eight 3KW PV PANELS**.

PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT. WIRED FOR SKY TV.

BOARDED EFFECT INTERNAL DOORS. SMOOTH SKIMMED AND COVED CEILINGS.



CANOPIED ENTRANCE PORCH with composite entrance door having opaque double glazed lights to

RECEPTION HALL with boarded effect flooring. Recessed downlighting. Radiator. Cloak hooks.

SEPARATE WC with boarded effect flooring. Radiator. PVCu opaque double glazed window. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath and tiled splashback. Wall mirror with shaver point.

LOUNGE 17' 3" x 15' 10" (5.25m x 4.82m) overall slightly 'L' shaped with boarded effect flooring. Radiator. PVCu double glazed window to fore. 11 Power points. TV and telephone points. C/h thermostat control. Mains smoke detector. Staircase to first floor. Understairs storage cupboard with 2 power points and electric light. 2 USB charger ports.

FITTED KITCHEN/DINING ROOM 20' 3" x 9' 6" (6.17m x 2.89m) with ceramic tiled floor. Recessed downlighting. Mains smoke alarm. PVCu double glazed window overlooking the rear courtyard garden. Radiator. 9 Power points plus fused points. 2 USB charger ports. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, ceramic hob, cooker hood and integrated fridge/freezer and washing machine. PVCu double glazed double doors to and overlooking the rear Courtyard garden.



FIRST FLOOR

SPACIOUS LANDING 9' 9" x 7' 6" (2.97m x 2.28m) overall with 2 power points. Access to loft space. PVCu opaque double glazed window.

BUILT-IN AIRING/LINEN CUPBOARD OFF with slatted shelving. Radiator. PV panel inverter, isolator switch and meter.

SHOWER ROOM 9' 1" x 5' 10" (2.77m x 1.78m) with extractor fan. Recessed downlighting. PVCu opaque double glazed window. Fully tiled walls. Ceramic tiled floor. 3 Piece suite in white comprising WC, bidet and his 'n' hers double wash hand basins with fitted storage cupboards beneath. Chrome towel warmer ladder radiator. Double shower with shower screen and plumbed in 'rainhead' shower over.



REAR BEDROOM 1 9' 10" x 10' 8" (2.99m x 3.25m) ext. to 12' 4" plus built-in double wardrobe. 10 Power points. PVCu double glazed window. TV point. 2 USB charger ports. Radiator.



FRONT BEDROOM 2 13' 1" x 10' 2" (3.98m x 3.10m) ext. to 12' 4" (3.76m) plus built-in double wardrobe. Radiator. 10 Power points. 2 USB charger ports. TV point. PVCu double glazed window.



FRONT BEDROOM 3 9' 8" x 9' 6" (2.94m x 2.89m) overall slightly 'L' shaped with radiator. PVCu double glazed window. TV point. 2 USB charger ports. 4 Power points. Fitted wardrobe over the stairwell.



EXTERNALLY

Walled front/side hardcored garden. 5' (1.52m) Wide side hardcored gated pathway. Rear walled courtyard garden measuring 27' 4" x 22' 4" (8.33m x 6.81m) with provision for a raised bed.

2 ALLOCATED CAR PARKING SPACES.

OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK.

'Worcester' Greenstar Heatslave II external 12/18ErP+ oil fired central heating combi boiler.





DIRECTIONS: - Upon entering Ferryside from the **Carmarthen direction** the property will be found on the **right hand side just before and opposite** the Primary School.

ENERGY EFFICIENCY RATING: - **B (89).**

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9559-4535-8160-0259-3296.

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

COUNCIL TAX: - **BAND D 2025/26 = £2,154.61p. Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

18.01.2026 - REF: 7186