

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
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Est. 1998

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- MODERN WELL PRESENTED DETACHED HOUSE.
- 3 BEDROOMS. SUN LOUNGE. OIL C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- 4 MILES KIDWELLY.
- ON ESTATE OF VARIOUS TYPES AND DESIGNS.
- 2 BATHROOMS. 3 WC's.
- WALKING DISTANCE RAILWAY STATION, SANDY BEACH AND PRIMARY SCHOOL AT THE CENTRE OF FERRYSIDE.
- 9 MILES SOUTH OF CARMARTHEN.

No 3 Parc y Ffynnon
Ferryside
SA17 5TQ

£289,950 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 well presented conveniently situated modern (2005/06) **3 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE** situated on an established residential estate of various types and designs within **walking distance** of the **Railway Station, Foreshore, Yacht Club and Primary School** at the centre of the estuarial village of **Ferryside** which in turn is located at the mouth of the Towy Estuary within **4 miles of the A484 Carmarthen to Llanelli trunk road** and ancient township of **Kidwelly** that is renowned for its Norman Castle and which offers a Co-op Convenience Store, is within **8 miles of 'Pembrey Country Park'** and '**Cefn Sidan Sands**', is within **8.5 miles of 'Ffoslas Racecourse'**, 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.**

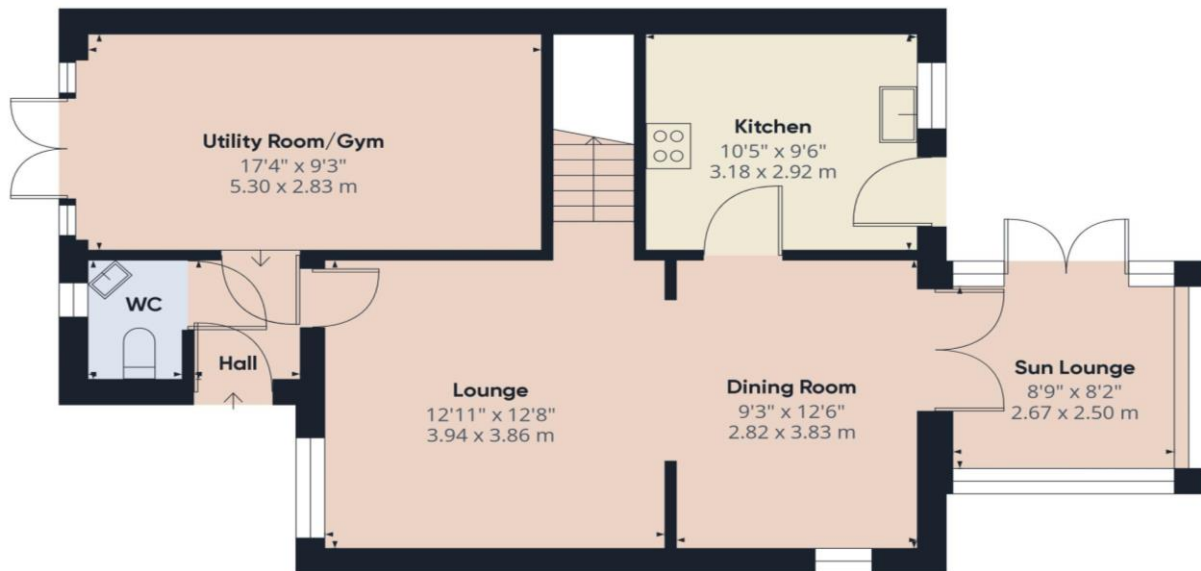
APPLICANTS SHOULD NOTE THAT A NEW CONVENIENCE STORE IS IN THE COURSE OF CONSTRUCTION ADJACENT TO THE RAILWAY STATION IN THE CENTRE OF FERRYSIDE.

OIL C/H with thermostatically controlled radiators - NEW BOILER 2023. PLASTIC FASCIA AND SOFFIT.

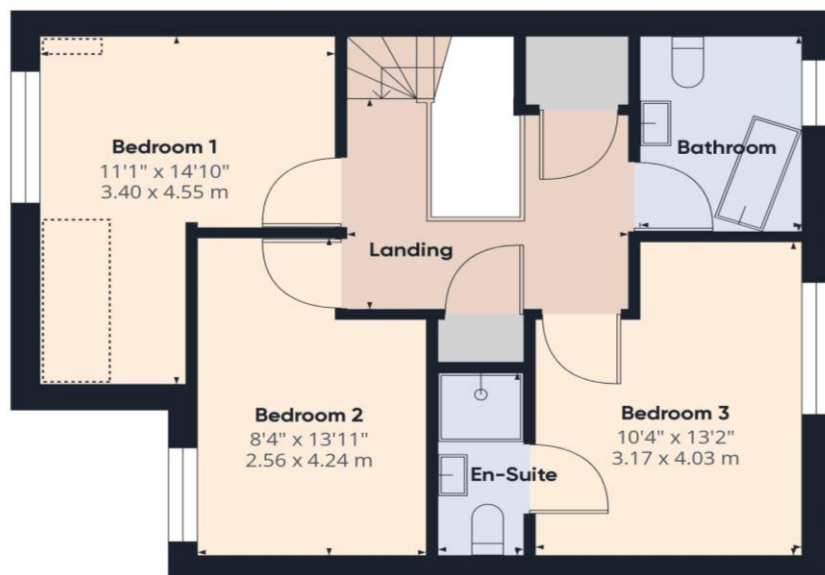
PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED AND COVED CEILINGS.

PINE PANELLED INTERNAL DOORS. THE FITTED CARPETS ARE INCLUDED.

APPLICANTS MAYBE ALSO INTERESTED TO NOTE THAT THE SUN LOUNGE WAS RE-ROOFED IN 2020 AND NEW PATIO DOORS HAVE BEEN PROVIDED TO THE UTILITY ROOM/GYM.



Ground Floor



Floor 1

RECEPTION HALL with boarded effect laminate flooring. PVCu part opaque double glazed entrance door to outside.

SEPARATE WC/CLOAK ROOM 5' 2" x 3' 9" (1.57m x 1.14m) with ceramic tiled floor. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising wash hand basin and WC. Extractor fan.

UTILITY ROOM/GYM 17' 7" x 9' 5" (5.36m x 2.87m) - formerly the Garage PVCu double glazed double 'French' doors with side screens. Plumbing for washing machine. 'Worcester' oil fired central heating boiler. 6 Power points. Telephone point. **Scope to create an additional Living Room if so desired.**

LOUNGE 13' 1" x 12' 8" (3.98m x 3.86m) with boarded effect laminate flooring. Radiator. PVCu double glazed window to fore. 6 Power points. TV and telephone points. Staircase to First Floor. **6' 9" (2.06m) wide opening to**

DINING ROOM 12' 8" x 9' 4" (3.86m x 2.84m) with boarded effect laminate flooring. PVCu double glazed window to side. Radiator. 6 Power points. TV and telephone points. PVCu double glazed double doors to

SUN LOUNGE 8' 11" x 8' 2" (2.72m x 2.49m) with radiator. 2 Power points. Half PVCu double glazed. Boarded effect laminate flooring. PVCu double glazed double 'French' doors to outside. **The Sun Lounge overlooks the rear garden.**

FITTED KITCHEN 10' 4" x 9' 5" (3.15m x 2.87m) with ceramic tiled floor. Recessed downlighting. PVCu double glazed window overlooking the rear garden. 7 Power points plus fused points. PVCu part double glazed door to rear. Radiator. Range of fitted base and eye level kitchen units incorporating a wine rack, glazed display units, canopied cooker hood, ceramic hob with stainless steel splashback, oven and 1.5 bowl sink unit.

FIRST FLOOR

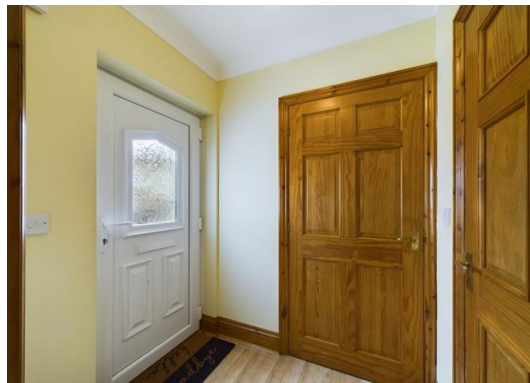
LANDING 11' 8" x 10' 4" (3.55m x 3.15m) overall with smoke alarm. Access to loft space. Radiator. 2 Power points.

BUILT-IN STORE CUPBOARD OFF

BUILT-IN AIRING/LINEN CUPBOARD OFF with radiator. Slatted shelving.

FRONT BEDROOM 1 15' x 11' 3" (4.57m x 3.43m) overall 'L' shaped with TV and telephone points. 6 Power points. Radiator. PVCu double glazed window with a **view over the estuary towards Llansteffan and 'Wharley Point'.**

FRONT BEDROOM 2 14' x 8' 5" (4.26m x 2.56m) overall slightly 'L' shaped with radiator. PVCu double glazed window. TV and telephone points. 6 Power points.



MASTER BEDROOM 3 13' 5" x 10' 5" (4.09m x 3.17m) overall slightly 'L' shaped with PVCu double glazed window to rear with a view. Radiator. TV and telephone points. 8 Power points.

EN-SUITE SHOWER ROOM with ceramic tiled floor. Extractor fan. Recessed downlighting. Half tiled walls. 2 Piece suite in white comprising WC and pedestal wash hand basin. Tiled shower enclosure with plumbed-in shower over and folding shower door.

FAMILY BATHROOM 8' 8" x 6' 4" (2.64m x 1.93m) with ceramic tiled floor. PVCu opaque double glazed window. Extractor fan. 3 Piece suite in white comprising pedestal wash hand basin, WC and corner bath with shower attachment. Fully tiled walls. Towel warmer ladder radiator. Shaver point.

EXTERNALLY

Brick paved entrance drive providing private car parking. Gated/decoratively stoned pathway to one side. Concreted path to the other side. Rear paved patio leading to an enclosed walled close boarded fenced lawned garden. Decked pergola. **OIL STORAGE TANK. OUTSIDE LIGHT.**







DIRECTIONS: - Upon entering **Ferryside** from the **Carmarthen direction** travel over the hump-back bridge and **turn first left** into 'Parc y Ffynnon' **opposite** 'Glan yr Ystrad'. Having turned into 'Parc y Ffynnon' **No 3** will be found a **short distance up on the left hand side**.

ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 5634-1522-0300-0251-5226.

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

COUNCIL TAX: – BAND E 2024/25 = £2,422.23p. *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

14.07.2024 - REF: 6858