

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **SUBSTANTIAL NEW SPLIT-LEVEL DETACHED FAMILY RESIDENCE.**
- **4 BATHROOMS - 2 EN SUITE. 5 WC's.**
- **FLOOR AREA 314 SQ.M. 10 YEAR 'LABC' WARRANTY.**
- **WALKING DISTANCE SANDY BEACH, VILLAGE SHOP AND RAILWAY STATION AT CENTRE OF VILLAGE.**
- **6 BEDROOMS. 2 RECEPTION ROOMS. FITTED KITCHEN/DINING ROOM.**
- **VERSATILE ACCOMMODATION. BALCONY WITH ESTUARY VIEWS.**
- **INTEGRAL DOUBLE GARAGE.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

New House
No 22 Caradog Court
Ferryside, SA17 5RR

£600,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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.



Floor 1



Ground Floor



Floor -1

*A **new** traditionally built **6 BEDROOMED DETACHED FAMILY RESIDENCE** that is in the course of construction located on a new development of similar type dwellings on the periphery of yet **within walking distance of the centre of the vibrant estuarial village of Ferryside** that offers a **Sandy Beach, Railway Station, Village Shop, Sub-Post Office, Primary School etc.** and which in turn is located some **9 miles south** of the County and Market town of **Carmarthen**. The ancient estuarial township of **Kidwelly** that is renowned for its' Castle is approximately **4 miles away** with the town of **Llanelli** being some **10 miles distant**. The property is located within **8 miles of 'Ffos Las Racecourse' and 'Pembrey Country Park/Cefn Sidan Sands', 'Ashburnham Golf Club' and the village of Burry Port.***

AVAILABLE FOR OCCUPATION OCTOBER 2021.

CENTRAL HEATING PROVIDED BY AN AIR SOURCE HEATPUMP WITH UNDERFLOOR HEATING to the Lower and Ground Floor Levels and **RADIATORS** at First Floor Level.

PLASTIC FASCIA AND SOFFIT. MOULDED WHITE INTERNAL DOORS.

DOMESTIC SPRINKLER SYSTEM. SMOOTH SKIMMED CEILING.

ANTHRACITE PVCu DOUBLE GLAZED WINDOWS. SOLAR PV PANELS TO BE PROVIDED.

The property is constructed of traditional cavity concrete block built main walls with elevations smooth rendered with red/brown facing brick plinth under a blue/black roofing slates.

RECEPTION HALL 20' 1" x 8' 4" (6.12m x 2.54m) with entrance door having a double glazed side screen. Staircase to First Floor. Understairs storage cupboard.

SEPARATE WC 6' 6" x 4' 8" (1.98m x 1.42m) with 2 piece suite comprising WC and wash hand basin. PVCu double glazed window.

FITTED KITCHEN/DINING ROOM 23' 5" x 16' 8" (7.13m x 5.08m) with two pairs of sliding double glazed patio doors onto the glazed Balcony taking advantage of the estuary views that are enjoyed. PVCu double glazed window to side. **Fully fitted Kitchen to be provided to purchaser's colour choice (dependent upon construction stage).** Mains heat detector linked to the Domestic Sprinkler System. 2 Openings to the Lounge.

LOUNGE 20' 10" x 11' (6.35m x 3.35m) with PVCu double glazed window to side. Sliding patio doors to the glazed Balcony taking full advantage of the estuary views that are enjoyed.

GLAZED BALCONY running the full width of the Kitchen/Dining Room and Lounge having stainless steel balustrading with laminated/toughened glass so as to take **full advantage of the estuary views** that are enjoyed towards Llansteffan Castle and beyond.

UTILITY ROOM 8' 8" x 8' 2" (2.64m x 2.49m) with range of kitchen units. PVCu double glazed window. **Door to the Integral Garage.**

LOWER GROUND FLOOR

HALLWAY 15' x 8' 8" (4.57m x 2.64m) with staircase to the Ground Floor.



WET ROOM 8' 3" x 6' 6" (2.51m x 1.98m) with 2 piece suite comprising wash hand basin and WC. PVCu double glazed window. Plumbed in Shower. Tiled floor.

BEDROOM 5/FAMILY ROOM 19' 4" x 11' 10" (5.895m x 3.614m) overall slightly 'L' shaped with PVCu double glazed window to side. Sliding double glazed patio door and from which estuary views are enjoyed.

FAMILY/GARDEN ROOM 16' 9" x 11' 7" (5.10m x 3.53m) with sliding double glazed patio door to the decked sun terrace overlooking the rear garden and from which estuary views are enjoyed.

UTILITY/STORE ROOM 11' 7" x 4' 8" (3.53m x 1.42m) with PVCu double glazed window. Range of fitted kitchen units incorporating a sink unit. Central heating boiler and underfloor heating manifold. 44 Litre pressurised hot water cylinder.

REAR BEDROOM 6 14' 8" x 11' 6" (4.47m x 3.50m) plus hallway **6' 1" x 2' 10" (1.85m x 0.86m)** with PVCu double glazed window to side. Sliding double glazed patio door leading to a decked terrace that overlooks the rear garden and from which estuary views are enjoyed.

EN-SUITE WET ROOM 8' 2" x 5' 6" (2.49m x 1.68m) with 2 piece suite comprising WC and pedestal wash hand basin. PVCu double glazed window. Plumbed in shower. Tiled floor.

FIRST FLOOR

LANDING 14' 11" x 10' 8" (4.54m x 3.25m) with double glazed velux window.

FRONT BEDROOM 1 19' 5" x 17' 10" (5.91m x 5.43m) overall 'L' shaped with double glazed velux window. PVCu double glazed window to fore. Access to loft space.

REAR BEDROOM 2 18' 9" x 11' 6" (5.71m x 3.50m) overall with dormer window from which estuarial views are enjoyed towards Llansteffan Castle and Pendine Burrows.

REAR BEDROOM 3 16' 10" x 11' 5" (5.13m x 3.48m) overall with double glazed dormer window from which estuarial views are enjoyed towards Llansteffan Castle and Pendine Burrows.

FAMILY BATHROOM 11' 6" x 10' 9" (3.50m x 3.27m) with PVCu double glazed window. 3 Piece suite comprising pedestal wash hand basin, WC and panelled bath. Double shower enclosure. 2 Double glazed velux windows.

REAR BEDROOM 4 14' 10" x 11' 7" (4.52m x 3.53m) min. with double glazed dormer window from which estuarial views are enjoyed towards Llansteffan Castle and Pendine Burrows.

EN SUITE SHOWER ROOM 8' 5" x 7' 7" (2.574m x 2.300m) with 2-piece suite comprising pedestal wash hand basin and WC. Shower enclosure. Roof light.



EXTERNALLY

Entrance drive. Level lawned garden at rear with estuary views.

INTEGRAL DOUBLE GARAGE 19' 6" x 17' 9" (5.94m x 5.41m) with personal door. PVCu double glazed window. Door to the Utility Room.





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** and the entrance to '**Caradog Court**' will be found on the **right hand side just after** the left hand turning for '**Tripenhad Road**'. Continue into the cul-de-sac **keeping left** and the property will be found towards the **end on the right hand side**.

ENERGY EFFICIENCY RATING: - B

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

COUNCIL TAX: – To be assessed.

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

14.07.2020. Details updated 24.07.2021 - REF: 6031