

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- DELIGHTFULLY SITUATED SEMI-DETACHED COTTAGE.
- SET WELL BACK OFF THE ROAD ENJOYING A PRIVATE SUNNY SOUTH WESTERLY ASPECT.
- VIEWS TOWARDS LLANSTEFFAN CASTLE.
- 4 BEDROOMS. 2 LIVING ROOMS. 2 WC's.
- ENCLOSED LEVEL LAWNED GARDEN.
- PARKING FOR UPTO 4 VEHICLES.
- WALKING DISTANCE SANDY BEACH.
- WALKING DISTANCE RAILWAY STATION, PRIMARY SCHOOL AND PUBLIC HOUSE AT THE CENTRE OF FERRYSIDE.
- 4 MILES KIDWELLY.

**Ivy Cottage**  
**Holcwm Way**  
**Ferryside SA17 5SS**

Offers in the region of  
**£300,000**  
**FREEHOLD**

Email: [sales@geraldvaughan.co.uk](mailto: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.

A delightfully situated double fronted **4 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED COTTAGE RESIDENCE** full of charm and character situated set well back off the road enjoying a sunny south westerly aspect with **views** towards Llansteffan Castle being located within close proximity of the **'Three Rivers Hotel'** that offers a swimming pool, spa and gym facilities, is within **walking distance** of the foreshore and sandy beach, yacht club, Railway Station, Primary School and Public House at the centre of the estuarial village of Ferryside (**half mile**) which in turn is located 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 **8.5 miles of 'Ffos Las' racecourse**, is **within 8 miles of Pembrey Country Park and Cefn Sidan sands**, 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.**

**OWNED BY THE SAME FAMILY SINCE 1945.**

**OIL C/H** with thermostatically controlled radiators. **PARTIAL DOUBLE GLAZING.**

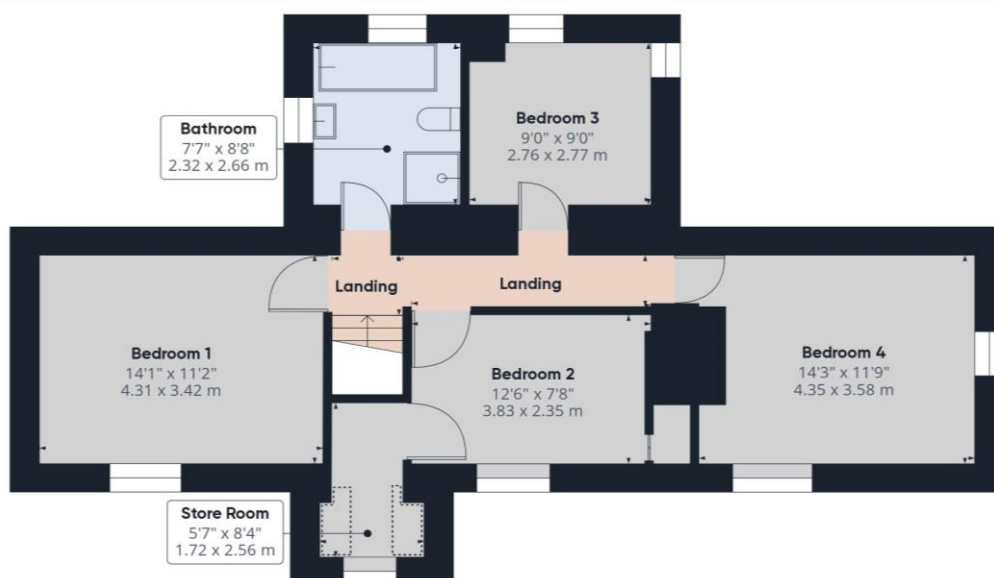
**SINGLE GLAZED SASH WINDOWS TO THE FRONT ELEVATION.**

**MANY CHARACTER FEATURES INCLUDING EXPOSED BOARDED FLOORS, EXPOSED STONE CHIMNEY BREAST, ORIGINAL SPACE SAVER STAIRCASE TO THE FIRST FLOOR etc.**

**FROM THE PROPERTY A VIEW IS ENJOYED TOWARDS LLANSTEFFAN AND ITS CASTLE WITH THERE BEING A GLIMPSE OF THE ESTUARY.**



Ground Floor



Floor 1



**ENTRANCE HALL** with radiator. 1 Power point. Panelled entrance door. Cloak hooks. Electricity consumer unit. Smoke alarm. 'Space saver' staircase to first floor.

**SITTING/DINING ROOM 14' 2" x 11' 1" (4.31m x 3.38m)** plus arched alcove. Single glazed sash window to fore. Radiator. Feature stone fireplace and chimney breast with quarry tiled hearth. 6 Power points.

**LIVING ROOM 12' 6" x 11' 2" (3.81m x 3.40m) plus recess** with exposed boarded floor. Radiator. Single glazed sash window to fore. Telephone point. Feature fireplace incorporating a wood burning stove with tiled hearth. 4 Power points. Recessed display shelving. **Walk-in understairs storage cupboard** with 2 power points and electric light.

**FITTED KITCHEN/BREAKFAST ROOM 12' 3" x 11' 7" (3.73m x 3.53m)** with quarry tiled floor. Single glazed sash window to fore. Boarded stable door to fore. Part tiled walls. Electric chrome towel warmer ladder radiator. 13 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit and integrated dishwasher. Fitted cupboards to one side of former fireplace. Extractor fan. Boarded door to

**REAR HALL 13' 8" x 5' 3" (4.16m x 1.60m)** with double glazed 'Velux' window to vaulted ceiling. Radiator. Glazed/panelled door to rear. Cloak hooks. 'Worcester Greenstar Heatslave 18/25' oil fired central heating boiler. C/h timer control. Glazed/panelled door to

**UTILITY ROOM/WC 17' 9" x 6' 4" (5.41m x 1.93m)** with tile effect vinyl floor covering. 'Butlers' sink with tiled splashback. Plumbing for washing machine. Radiator. WC. 2 Power points.

## **FIRST FLOOR**

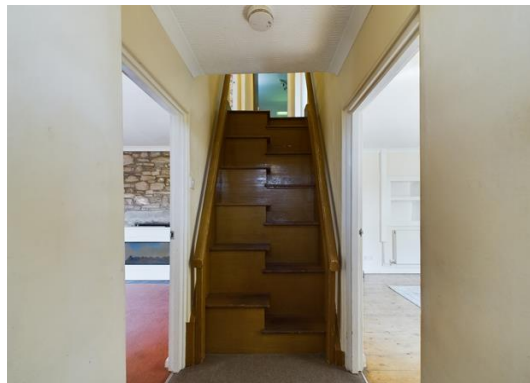
### **LANDING**

**FRONT BEDROOM 1 14' 3" x 11' (4.34m x 3.35m)** with 4 power points. Exposed boarded floor. Radiator. Single glazed sash window to fore with a [view](#) towards Llansteffan Castle and a glimpse of the estuary. Radiator.

**BATHROOM 8' 8" x 7' 7" (2.64m x 2.31m)** with slate effect ceramic tiled floor. Radiator. Double aspect. 2 PVCu double glazed windows. Fully tiled walls. Chrome towel warmer ladder radiator. Shaver point. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and bath with shower attachment. Quadrant shower enclosure with plumbed-in shower over and double sliding doors.

**INNER LANDING** with 1 power point. Access to loft space. Smoke alarm.

**FRONT BEDROOM 2 11' 10" x 7' 10" (3.60m x 2.39m) plus** recess and fitted cupboard to one side of former fireplace. Exposed boarded floor. Single glazed sash window to fore with a [view](#) towards Llansteffan and its Castle. Radiator. 2 Power points. Door to



**STORE ROOM OFF 8' 5" x 3' 8" (2.56m x 1.12m) ext. to 5' 8" (1.73m)** with exposed boarded floor. Single glazed sash window to fore. Cloak hooks.

**REAR BEDROOM 3 9' 1" x 9' 1" (2.77m x 2.77m)** with exposed pine boarded floor. Double aspect. 2 PVCu double glazed windows. Radiator. Access to loft space. 4 Power points.

**BEDROOM 4 14' 4" x 11' 10" (4.37m x 3.60m)** with painted exposed boarded floor. Double aspect. Single glazed sash window to fore with a [view](#) towards Llansteffan and its Castle. 6 Power points. Radiator.

### **EXTERNALLY**

Gated/stone pillared decoratively stoned/paved entrance drive providing hardstanding for upto 4 vehicles. Enclosed part stone walled level lawned front garden with flowering ornamental shrubs that incorporates a paved sun terrace. The garden enjoys a sunny south westerly aspect and affords a good degree of privacy. **OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK. GARDEN STORE SHED.**











**DIRECTIONS:** - From the **centre of Ferryside** travel along '**Brigstocke Terrace**' **past** the Community Hall and the property will be found **towards the end** of 'Holcwm Way' on the **left hand side before** the right hand turning for 'Llys Holcwm' and entrance to the 'Three Rivers Hotel'.

**ENERGY EFFICIENCY RATING:** - F (33).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0348-7084-7261-6708-1904.

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

**COUNCIL TAX:** – BAND D 2024/25 = £1,981.83p. *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

03.07.2024 - REF: 6852

**Details amended** – 04.04.25, 01.06.25