

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **SUBSTANTIAL VERY WELL PRESENTED DETACHED FAMILY RESIDENCE.**
- **4 DOUBLE BEDROOMS. 3 LIVING ROOMS.**
- **UNDERFLOOR HEATING THROUGHOUT.**
- **WALKING DISTANCE RAILWAY STATION AND CONVENIENCE STORE.**
- **COASTAL VIEWS. BALCONY.**
- **4 EN-SUITE BATHROOMS. 5 WC's.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **9 MILES SOUTH OF CARMARTHEN.**

**‘Seven Seas’,
No 9 Caradog Court, Port Way,
Ferryside, SA17 5RR**

£535,000 OIRO
FREEHOLD

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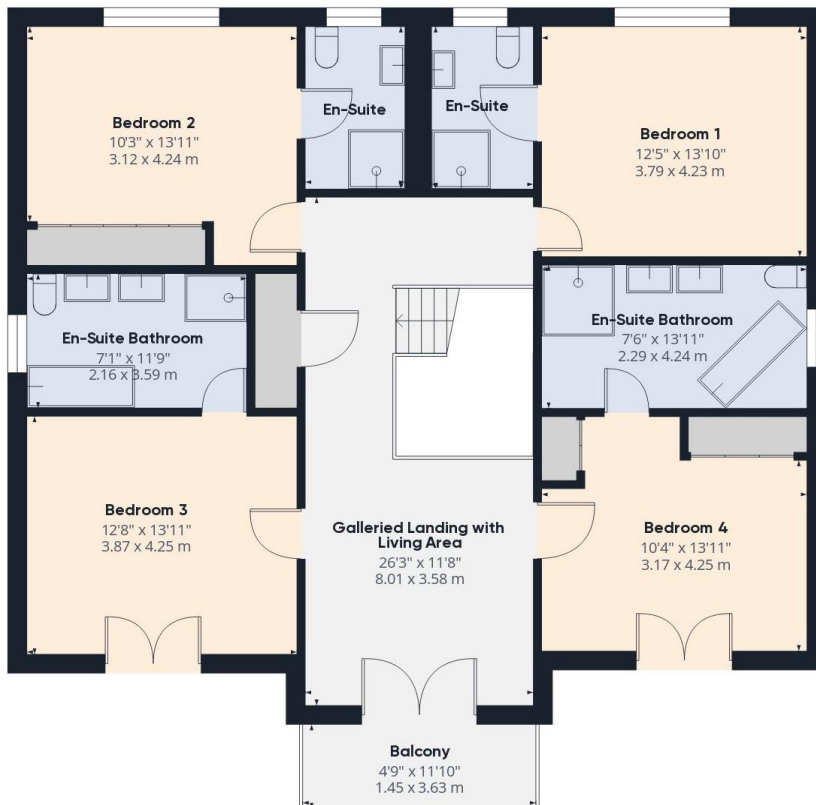
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Ground Floor



Floor 1

A most conveniently situated deceptively large very well presented traditionally built double fronted **DETACHED 4 DOUBLE BEDROOMED (all En-Suite)/3 RECEPTION ROOMED FAMILY RESIDENCE** having attractive banded quoins situated enjoying a slightly elevated position with **views** over the Tywi estuary towards Llansteffan Castle, 'Wharley Point', 'Pendine Burrows' and Caldey Island in the distance on a clear day and in a northerly direction over the river Tywi towards 'Pant yr Athro Mansion House' and beyond, situated at the beginning of 'Caradog Court' just off 'Port Way' within **walking distance** of the Primary School, Railway Station, 'C.K.'s' Convenience Store, Yacht Club, White Lion Hotel and foreshore at the centre of the estuarial village of Ferryside that is located on a regular bus route within **3.5 miles of the A484 'Carmarthen to Llanelli' trunk road** at Llandyfaelog, is within **4 miles of the ancient estuarial township of Kidwelly** that is renowned for its Norman Castle, is situated some **9 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and is **10 miles west** of the town of **Llanelli**. The property is located within **walking distance** (half mile) of the **'Three Rivers Hotel and Spa' at 'Undercliff'** which offers local residents a Swimming Pool and Sauna, Gym, Restaurant etc. and Ferryside is located within a **forty minute train ride** of the **City of Swansea** with the capital **City of Cardiff** being **under 2 hours by train** and **Paddington Station London** is some 4 hours away.

OIL FIRED UNDERFLOOR HEATING to the Ground and First floors.

PVCu DOUBLE GLAZED WINDOWS (2020). BOARDED EFFECT ENGINEERED OAK FLOORING.

SMOOTH SKIMMED CEILINGS. 8' 5" (2.57m) CEILING HEIGHTS to the Ground floor.

FEATURE CEILING ROSES AND COVED CEILINGS. PLASTIC FASCIA AND SOFFIT.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

FAR REACHING VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE TYWI ESTUARY/CARMARTHEN BAY TOWARDS LLANSTEFFAN, ITS CASTLE, 'WHARLEY POINT', 'PENDINE BURROWS' AND ON A CLEAR DAY OUT OVER CARMARTHEN BAY TOWARDS CALDEY ISLAND IN THE DISTANCE. IN ADDITION, THE PROPERTY ENJOYS VIEWS OVER THE RIVER TYWI IN A NORTHERLY DIRECTION TOWARDS TYWI BOAT CLUB, 'PANT YR ATHRO MANSION HOUSE' AND ON A CLEAR DAY CARMARTHEN GOLF CLUB IN THE DISTANCE.

PILLARED ENTRANCE PORCH with PVCu opaque double glazed entrance door to

RECEPTION HALL 19' ext. to 21' 2" x 11' 10" (5.79m ext. to 6.45m x 3.60m) with feature solid pine staircase to the first floor. Understairs storage area. Recessed downlighting. Mains smoke alarm. 4 Power points. Telephone point. Underfloor heating thermostat control. **FITTED CLOAKS CUPBOARD. FITTED CUPBOARD.** Glazed double doors to the kitchen, lounge and

SEPARATE WC with half tiled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath.

SITTING ROOM 14' x 11' 9" (4.26m x 3.58m) with TV point. 8 Power points. Double aspect. 2 PVCu double glazed windows to side. PVCu double glazed double 'French' doors to fore with a **view** over the river Tywi in a northerly direction. Underfloor heating room thermostat.



LOUNGE 16' x 14' (4.87m x 4.26m) with underfloor heating room thermostat. TV and telephone points. 8 Power points. Double aspect. 2 PVCu double glazed windows to side. PVCu double glazed double 'French' doors to fore with a **view** over the Tywi estuary towards 'Llansteffan Castle' and 'Wharley Point'. Feature marble fireplace. Recessed downlighting. Glazed double doors to the reception hall.



LIVING ROOM 14' x 11' 10" (4.26m x 3.60m) with ceramic tiled floor. Recessed downlighting. Underfloor heating room thermostat. TV point. 4 Power points. PVCu double glazed double 'French' doors with side screens to either side to rear. Doors to the Dining Room and Home Office/Study. **7' 9" (2.36m) Wide opening to**



FITTED KITCHEN/BREAKFAST ROOM 14' x 13' 11" (4.26m x 4.24m) with ceramic tiled floor. Double aspect. 2 PVCu double glazed windows to side. PVCu double glazed window to rear. Recessed downlighting. Range of fitted base and eye level kitchen units with granite worksurfaces incorporating a corner carousel unit, L.P. gas hob with splashback, electric oven and hob, canopied cooker hood, intergrated 'Bosch' dishwasher and double bowl sink unit all with soft close doors/drawers. Space for 'American style' fridge/freezer. TV and telephone points. 12 Power points plus fused points. Door to



UTILITY ROOM 9' 6" x 6' 9" (2.89m x 2.06m) with ceramic tiled floor to match the kitchen. Plumbing for washing machine. Extractor fan. Mains smoke alarm. 'Worcester' oil fired central heating boiler. Pressurised hot water cylinder. C/h timer control. Sink unit with base unit and worksurface. PVCu part opaque double glazed door to rear.

HOME OFFICE/STUDY 13' 11" x 6' 9" (4.24m x 2.06m) with underfloor heating room thermostat. Fitted work station and shelving. PVCu double glazed window. 8 Power points.



DINING ROOM 14' x 9' 9" (4.26m x 2.97m) with TV and telephone points. Double aspect. PVCu double glazed windows to side and rear. Underfloor heating room thermostat. 10 Power points.

FIRST FLOOR - 7' 10" (2.39m) ceiling heights.

GALLERIED LANDING with LIVING AREA 26' 6" x 11' 9" (8.07m x 3.58m) overall with recessed downlighting. 2 Mains smoke alarms. 6 Power points. Access to loft space. PVCu double glazed double 'French' doors to the **balcony**.

BUILT-IN AIRING CUPBOARD OFF

RAILED BALCONY 11' 3" x 4' 9" (3.43m x 1.45m) from the balcony **far reaching views** are enjoyed over the Tywi estuary towards 'Pendine Burrows' and out over Carmarthen Bay towards Tenby and Caldey Island on a clear day and in a northerly direction up the river Tywi towards the Tywi Boat Club, 'Pant yr Athro Mansion House' and Carmarthen Golf Club on the horizon on a clear day.



REAR DOUBLE BEDROOM 1 14' x 12' 5" (4.26m x 3.78m)

with underfloor heating room thermostat. 8 Power points. TV point. Panel radiator. Recessed downlighting. PVCu double glazed window.

EN-SUITE SHOWER ROOM 8' 8" x 5' 7" (2.64m x 1.70m)

with slate effect tiled floor. Fully tiled walls. Extractor fan. Recessed downlighting. PVCu opaque double glazed window. Electric chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin to fitted bathroom cupboards with display surface. Quadrant shower enclosure with plumbed-in shower over and shower door.

REAR DOUBLE BEDROOM 2 14' 1" x 12' 8" (4.29m x 3.86m)

with recessed downlighting. Fitted floor to ceiling wardrobes with 3 sliding doors. PVCu double glazed window. TV point. 8 Power points. Underfloor heating room thermostat.

EN-SUITE SHOWER ROOM 8' 8" x 5' 7" (2.64m x 1.70m)

with wall light with shaver point. Slate effect tiled floor. Fully tiled walls. Extractor fan. Recessed downlighting. PVCu opaque double glazed window. Electric chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin to fitted bathroom cupboards with display surface. Quadrant shower enclosure with plumbed-in shower over and shower door.

FRONT DOUBLE BEDROOM 3 14' 1" x 12' 8" (4.29m x 3.86m) with TV and telephone points. 8 Power points. PVCu double glazed double 'French' doors to the 'Juliette' balcony from which a [view](#) is enjoyed in a northerly direction over the river Tywi and out over the estuary towards 'Wharley Point' and 'Pendine Burrows'. Underfloor heating room thermostat.

EN-SUITE BATHROOM 11' 9" x 7' 1" (3.58m x 2.16m) with slate effect ceramic tiled floor. Fully tiled walls. Extractor fan. Recessed downlighting. PVCu opaque double glazed window. Electric chrome towel warmer ladder radiator. 4 Piece suite in white comprising double ended spa bath, WC and 2 wash hand basin to fitted bathroom furniture with storage cupboards. Tiled shower enclosure with plumbed-in shower over and sliding shower door.

FRONT DOUBLE BEDROOM 4 14' x 12' (4.26m x 3.65m) with underfloor heating room thermostat. TV and telephone points. 6 Power points. Recessed downlighting. Fitted wardrobe with double doors. Fitted wardrobe with sliding double doors. PVCu double glazed double 'French' doors to the 'Julliette' balcony from which a [view](#) is enjoyed of Llansteffan Castle, 'Wharley Point' and 'Pendine Burrows' and on a clear day towards Caldey Island in the distance as well as a view in a northerly direction over the river Tywi towards Tywi Boat Club and beyond.

EN-SUITE BATHROOM 14' x 7' 5" (4.26m x 2.26m) with PVCu opaque double glazed window. Slate effect tiled floor. Fully tiled walls. Extractor fan. Recessed downlighting. Electric towel warmer ladder radiator. 4 Piece suite in white comprising corner spa bath, WC and 2 wash hand bowls with fitted storage cupboards beneath. Tiled Quadrant shower enclosure with swivel door, shelving and plumbed-in shower over.



EXTERNALLY

Walled/decoratively stoned forecourt garden with ornamental shrubs. Paved pathway to the front and one side with seating areas taking advantage of the **views** that are enjoyed. Side brick paved entrance drive providing private car parking for two vehicles. Wide side brick paved pathway and drying area. Rear walled paved terrace with beyond a banked artificial grassed area.

OUTSIDE LIGHT and WATER TAP.
AWNING off the living room. **OIL STORAGE TANK.** **GARDEN STORE SHED.**

STORE SHED 7' 4" x 7' 4" (2.23m x 2.23m)
with PVCu opaque double glazed entrance door and side screens.









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** ('Port Way') and the entrance to '**Caradog Court**' will be found on the **right hand side just after** the left hand turning for '**Tripenhad Road**'. On turning into 'Caradog Court' the property is the **second on the left hand side**.

ENERGY EFFICIENCY RATING: - C (71).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 6106-1955-5002-1597-0002.

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

COUNCIL TAX: – BAND G. 2025/26 = £ 3,591.01p. *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

14.03.2025 - REF: 7016