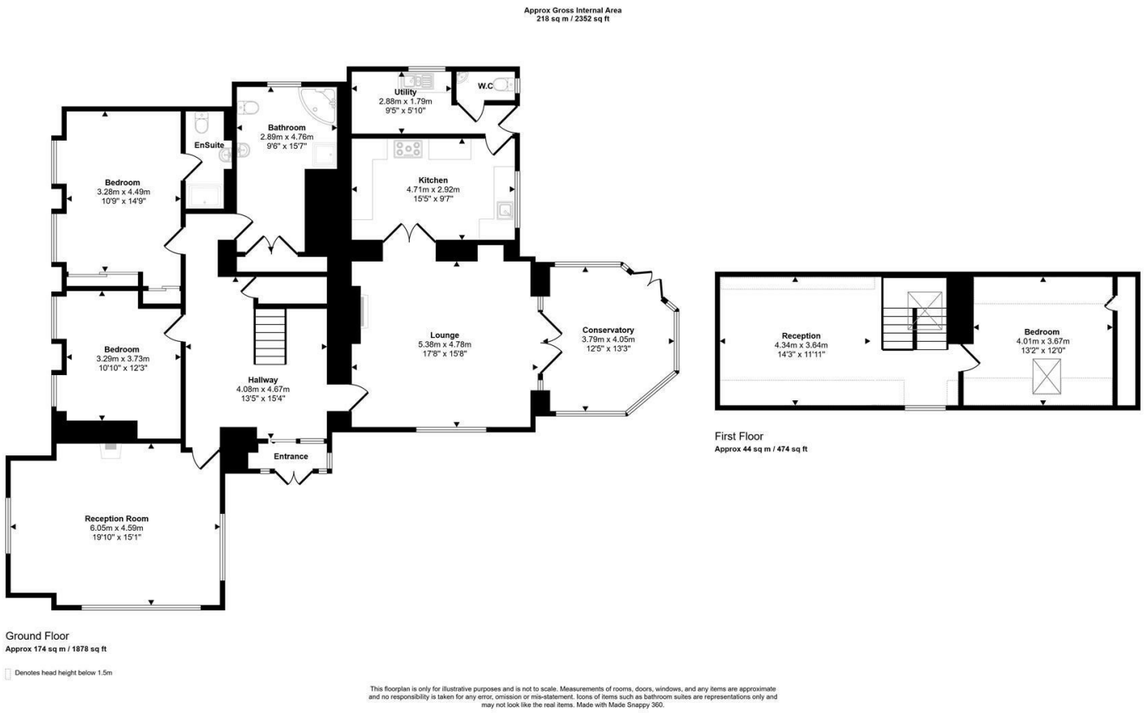


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

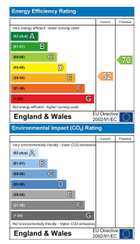
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

Old Vicarage St. Ishmael's, Ferryside, Carmarthenshire, SA17 5UL

- DETACHED DORMER BUNGALOW
- TWO RECEPTION ROOM
- ENSUITE
- DRIVEWAY PARKING + GARAGE
- HEATING-OIL
- THREE BEDROOM
- CONSERVATORY
- 1.5 ACRE PLOT APPROX.
- SEA VIEWS OF TOWY ESTUARY/OUT TOO SEA/LLANSTEFAN CASTLE
- EPC-E



£570,000

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The Agent that goes the Extra Mile

We Say...

Set in an elevated position just outside the sought-after village of Ferryside, this detached dormer bungalow occupies an expansive 1.5-acre plot and enjoys far-reaching views over the Welsh coastline, offering a constantly changing and uninterrupted outlook.

Accessed via a gated entrance, the property benefits from extensive off-road parking for multiple vehicles. To the front, a raised patio area provides an additional seating space, with both front and rear aspects designed to take full advantage of the coastal setting.

The accommodation comprises three bedrooms, including a main bedroom with ensuite, along with two reception rooms suited to both everyday living and entertaining. A conservatory extends the living space, while a wood burner creates a focal point within the main reception area. A utility room is located within the house and is directly connected to the kitchen. The property is served by a bathroom, separate W.C, and ensuite.

Access to the garden is available from both the conservatory and the kitchen/utility area, creating a natural connection between indoor and outdoor living.

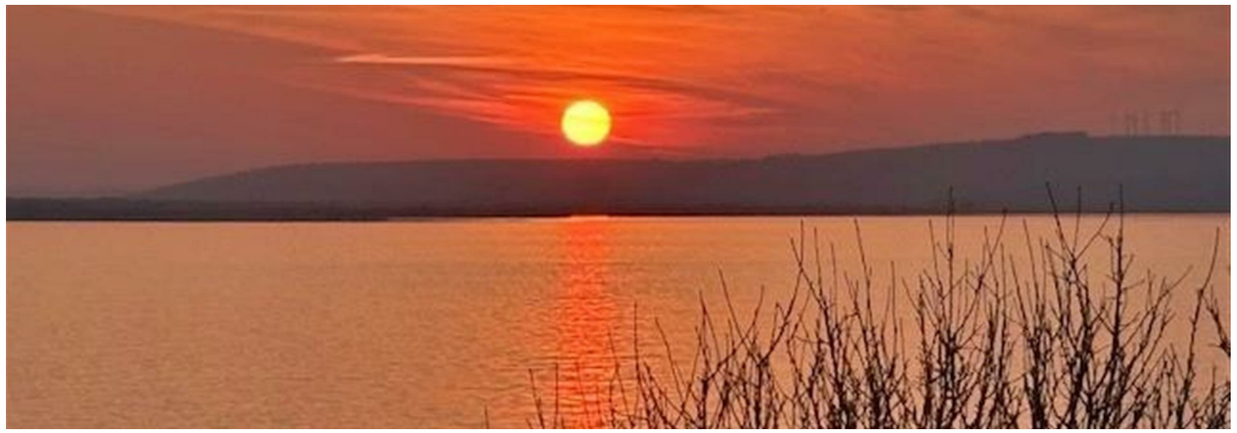
To the rear, a patio sits immediately outside the property, leading onto a lawned garden that rises to a higher level, further enhancing the outlook. There is also a level section of garden suitable for growing and general use, along with a raised terrace and balcony providing an elevated position to fully take in the coastline.

DIRECTIONS

Starting from our Dark Gate offices continue straight along Lammas Street. From there, follow the road onto the A484 and stay on it for several miles, going through a series of roundabouts by taking the indicated exits to remain on the A484. After continuing along the A484, turn right and follow the road for a few miles until you reach Port Way. Turn right onto Port Way, then continue for a short distance before turning left. Follow the road for about a mile, then take a slight left to reach your destination. Continue past the church and the property will be on your left. What3words: thinnest.cable.bumpy

GENERAL INFORMATION

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/04/26 DRAFTREM

LOCATION AERIAL VIEW

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