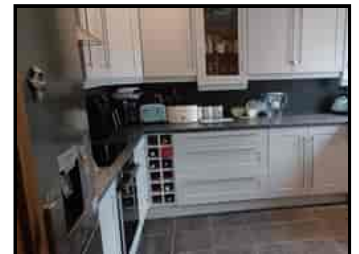


*A lovely modern property a short walk from the Beach and Railway Station. 3 Bedrooms and En Suite, Former Garage now as second sitting room Office or Similar. Double Glazing & Oil Central*



**3 Parc Y Ffynnon, Ferryside,, Carmarthen, Carmarthenshire. SA17 5TQ.**

**£295,000**

**REF: R/4001/NT**

Lovely Family Home with Master Bedroom En Suite in the popular estuary village of Ferryside. Short walk to the beach and eateries within the village. Junior school and new ( Soon to Be) mini supermarket. The property has double glazing, oil central heating a lovely conservatory to rear and the garage now has Patio doors to front and can be used as an office working from home or gym or similar. Open plan living area split by an arch for a dining and sitting area with patio doors to the rear conservatory. Level enclosed rear garden.

The village offers small beach looking out onto Carmarthen Bay and Llansteffan village and castle opposite. Yachts Club popular eateries and main line railway line connecting to Swansea, Cardiff and Paddington London along with westerly towards Carmarthen, Tenby and Fishguard. Junior school and village hall. Pembrey Country Park with large sandy beach, enclosed cycle track, woodland walks and dry ski slope is 8 miles approx. The ancient town of Kidwelly is 2 miles with popular castle and other amenities. The county and market town of Carmarthen is 8 miles with secondary schools, shops and leisure facilities. Llanelli 11 miles. Ffoslas Horse Racing Course 6 miles. 2 great golf courses in Machynys and Ashburnham close to Burry Port Harbor is 5



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**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

### Former Garage/ Gym

9' 4" x 17' 9" (2.84m x 5.41m) Oil Boiler which runs the hot water and central heating system. Plumbing for washing machine. Patio doors to front.

### Cloakroom

WC, Wash hand basin, opaque double glazed window to front. Coat hanging hooks and radiator.

### Front Hallway

Front door and door to

### Living Room

12' 8" x 13' 3" (3.86m x 4.04m). Double glazed window to front, radiator and arched opening to



### Dining Room

12' 9" x 9' 3" (3.89m x 2.82m). Double Glazed window to side, radiator, door to Kitchen and patio doors to



### Conservatory

9' 0" x 8' 0" (2.74m x 2.44m). Triple aspect to rear

overlooking garden. Tiled roof, dwarf walls and patio doors to garden and patio area.



### Kitchen

10' 3" x 9' 4" (3.12m x 2.84m). A range of base units with worktops over and matching wall units including display cabinets. Electric oven and 4 ring hob with extractor fan over. One and a half bowl stainless steel sink unit with single drainer. Wine rack and space for fridge freezer. Tiled floor. Double glazed door and window to rear.



### Landing

Loft Access. Radiator and 2 x storage cupboards and doors to :



### Bedroom

11' 3" x 8' 0" (3.43m x 2.44m). 7' x 5'7" L shaped. Double glazed window to front with views. Radiator.



### Bedroom

10' 5" / 14' max x 8' 5" (3.17m x 2.57m). Double glazed window to front.



### Master Bedroom

10' 5" / 13'9 max x 10' 5" (3.17m x 3.17m) . Double Glazed window to rear.



### En Suite

Shower cubicle, WC and wash hand basin.

### Bathroom

8' 9" x 6' 4" (2.67m x 1.93m). Corner bath with mixer tap and shower attachment. WC, Pedestal wash hand basin. Wall and floor tiles. White towel radiator.



### Externally

Block paved parking space to front. Side pedestrian access to rear lawned garden and patio area off the rear of the house and conservatory. Decked patio area to rear with pergola over.



### Tenure

The property is freehold.

### MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or

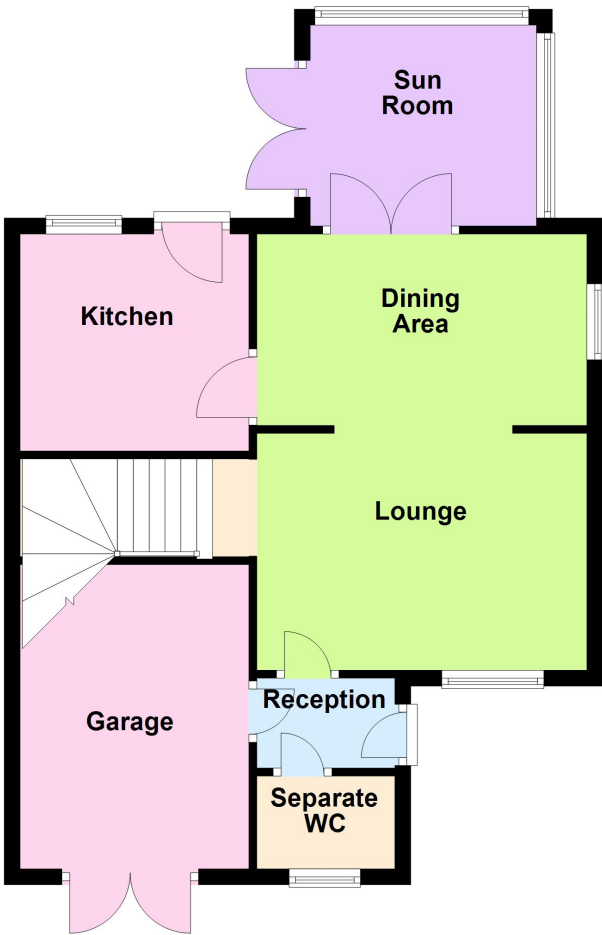
mortgage in principle papers if a mortgage is required.

### **Services**

Mains water, electric and drains are connected. Oil boiler which runs the hot water and central heating system.

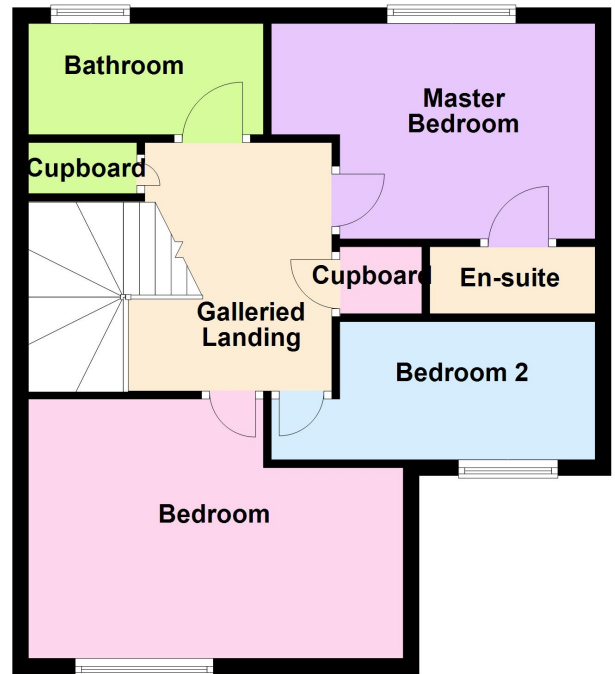
### Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



### First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)


### Directions

From Carmarthen take the A 484 south towards Llanelli. Travel through Cwmffrwd, Idole and onto Llandyfaelog. Turn right in Llandyfaelog posted Ferryside. Continue onto Ferryside enter the village and go over the stone bridge take the 1st turning left and the property will be found on the left shown by a Morgan and Davies For Sale Board.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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