

*Modernized to an Excellent Standard. Modern Living at its Best with Sea Castle Views & Short Walk to the Beach and Train Station. Garden Area & Double Garage with Additional Parking. Early Viewing Recommended.*



**9 Brigstocke Terrace, Ferryside, Carmarthenshire. SA17 5SH.**

**£295,000 Offers in Region of**

**R/4688/NT**

Tastefully Modernised to an excellent standard with an enviable location looking out on the Towy Estuary and across the water to Llansteffan with the castle on the mountain side. A short walk to the beach and mainline train station which connects to London Paddington. The property has the bedrooms to the ground floor and one upstairs, the property offers an open plan living / kitchen area with picture window to enjoy the amazing views from the first floor. The garden area has parking and double garage gives the property the finishing touch it deserves. The garden area is situated across the road from the property and may have planning potential as a plot subject to planning consent. Composite doors with grey finishes and lovely black finished handles along with quaint electric fittings gives the property a seaside feel finish it deserves. Early viewing is recommended.

Ferryside village is situated on the estuary of the Towy River, offering good daily facilities and located between the towns of Carmarthen and Llanelli.



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## Location

Ferryside is a popular and sought after estuary village at the mouth of the River Towy which flows out to Carmarthen Bay. A great community spirit with good daily facilities which include junior school, beach, yacht club, eateries, rugby club and main line train station which connects to Swansea, Cardiff and Paddington London as well as heading west towards Tenby and Fishguard. Situated between the main Towns of Carmarthen and Llanelli both offer good facilities with shops, secondary schools, leisure facilities etc. Pembrey Country Park is 6 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. Burry Port Harbour is a further 2 miles.

## Hallway

Staircase, radiator, understairs store cupboard and doors to



## Front Bedroom

3.45m x 3.46m (11' 4" x 11' 4")

Double glazed window to front. Radiator and

fitted wardrobe with 2 sliding door mirrored front.



## Bedroom

2.96m x 2.95m (9' 9" x 9' 8")

Double glazed window to rear. Radiator with seat over. Fitted wardrobe with 2 sliding door mirrored front.

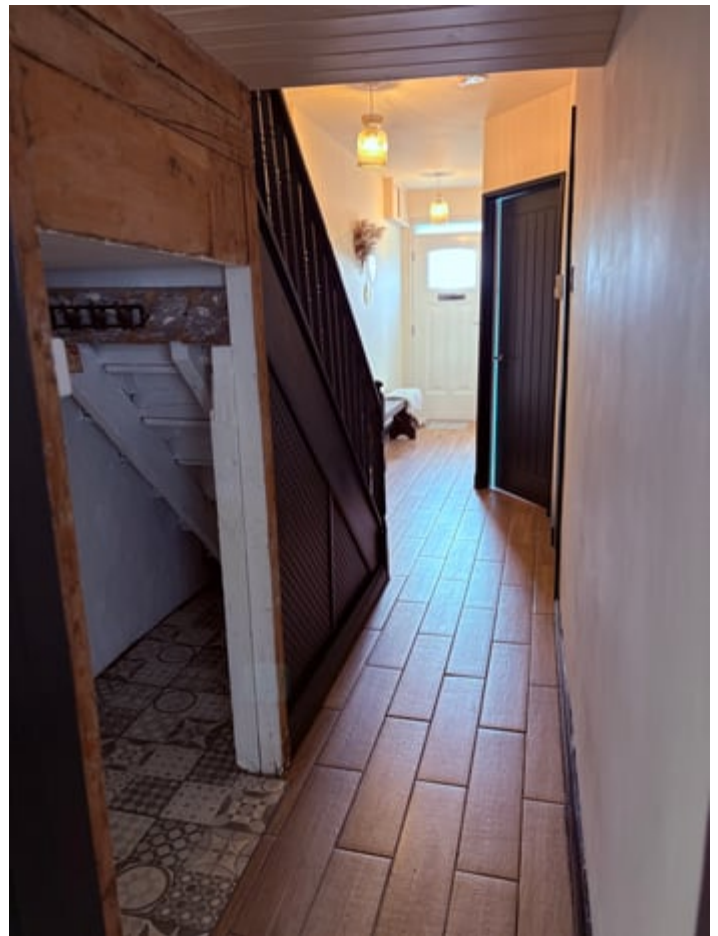


## Sitting Room

2.30m x 4.8m (7' 7" x 15' 9")

2 x Double Glazed Windows to side. 2 x Radiators.





### Rear Bedroom

2.25m x 3.2m (7' 5" x 10' 6")

Recess display area, walk in cupboard/ store area. Double glazed window to side and radiator.



### Rear Hallway

Entrance Door to Rear yard and door to



**Half Landing to Rear Landing**

Door to



**Bathroom**

1.6m x 3.8m (5' 3" x 12' 6")

Free standing oblong bath with waterfall tap with mixer tap and shower head attachment. Has a separate large shower, Wash hand basin with mirror and built in light, WC, black towel radiator, double glazed window to side and localised wall tiles.

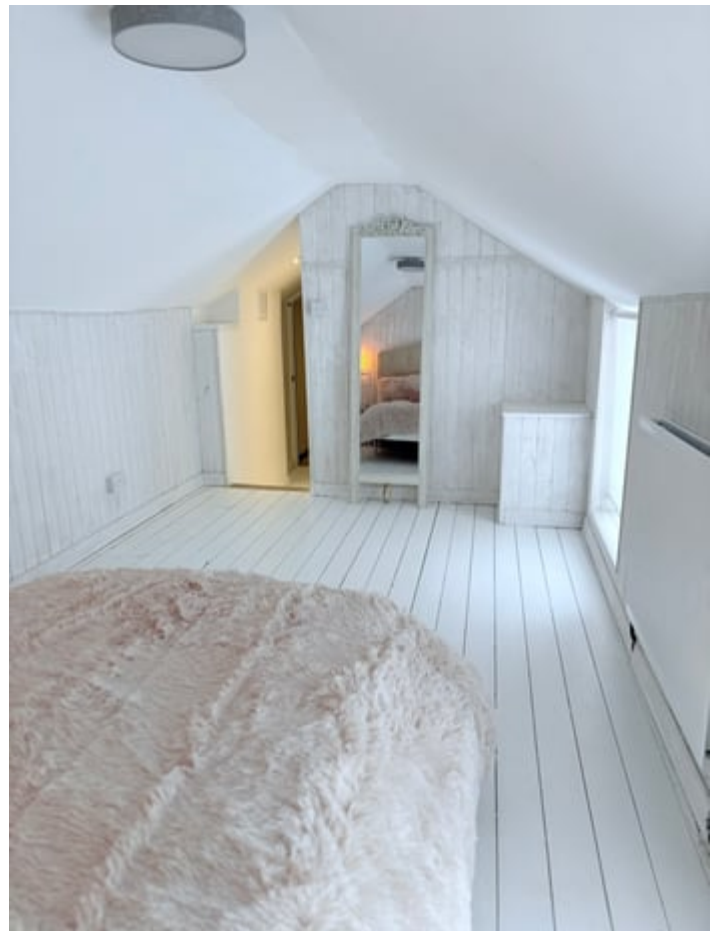


### Bedroom

2.53m x 5.0m (8' 4" x 16' 5")

Wooden floor white finish. 'Tounge and grooved

to dado. Radiator 2 x double glazed window to side. Radiator.





## Living / Dining Room

4.59m x 4.45m (15' 1" x 14' 7")

Picture window to front with superb views of the estuary and Llansteffan village and beach with the castle overlooking the area. Breakfast bar to enjoy the views and a lovely electric log effect fire to enjoy the cosy nights in. Radiator.



## Kitchen

2.8m x 3.2m (9' 2" x 10' 6")

Range of base units with worktops over, one and a half bowl stainless steel sink unit with a modern instant boiling water tap, Induction hob and built in extractor fan on surface. Built in oven, microwave, fridge, freezer and dish washer. Double glazed window to rear.



## Externally

Pedestrian access to the rear of the property for bin yard and access to the rear store shed 4.5m x 2.18m with WC.

Across the road there is a large garden area. This consists of tarmac parking area, lawned garden and rear low maintenance patio area. Double garage with 2 x up and over doors. This area may have planning potential but prospective purchasers need to make their own enquiries



regarding this.



## Garden





## Detached Garage



## Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and gas central Heating.

## Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

## Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

## 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.

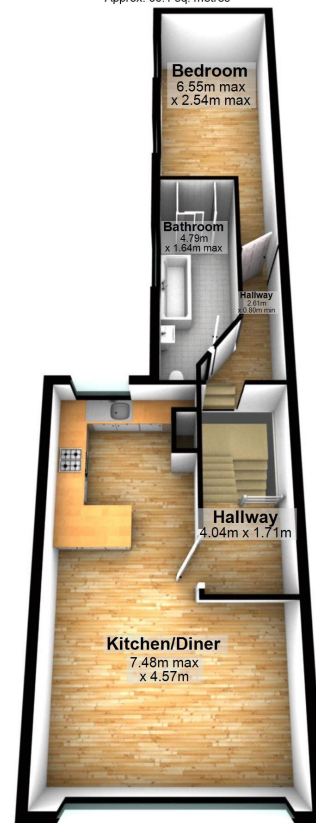
### Ground Floor

Approx. 59.2 sq. metres



### First Floor

Approx. 60.1 sq. metres

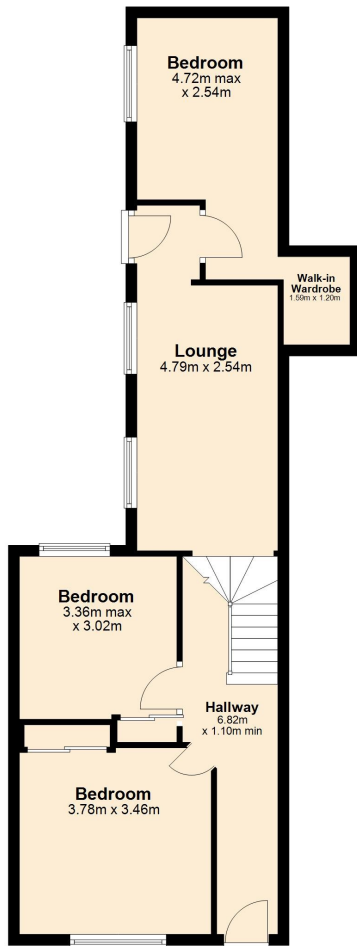


Total area: approx. 119.3 sq. metres

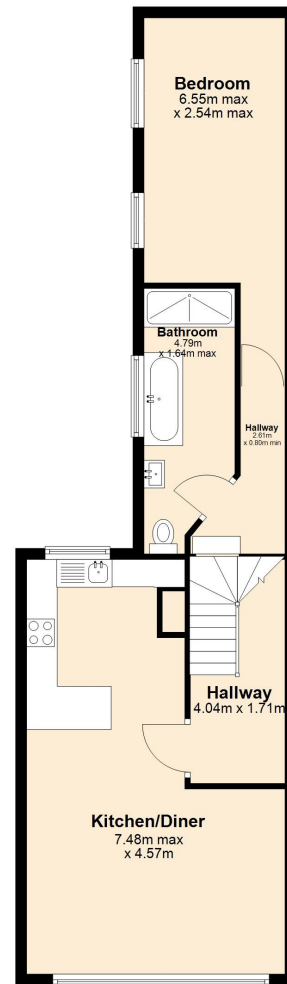
The measurements and dimensions are approximate and for illustrative purposes only. They are visual aids to help the buyer gain a feel of the layout and flow of the property.  
Plan produced using PlanUp.



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## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (54)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

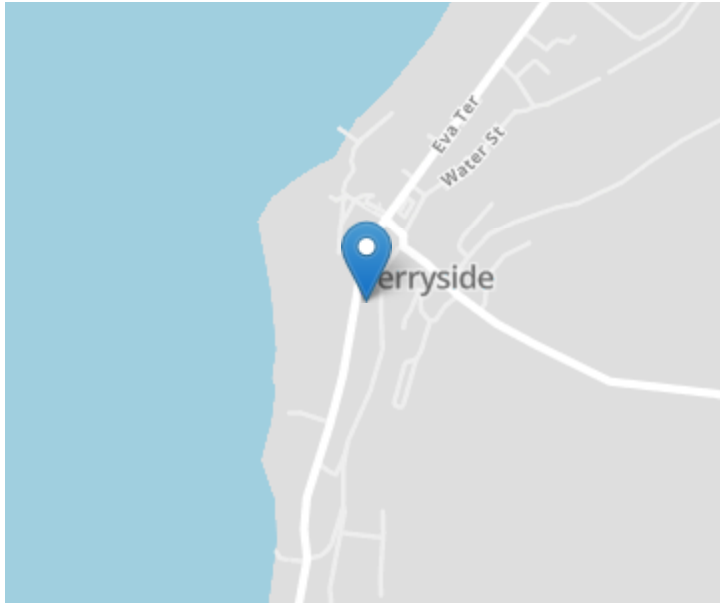
**Is the property listed?** No

**Are there any restrictions associated with the property?**  
No

**Any easements, servitudes, or wayleaves?** No

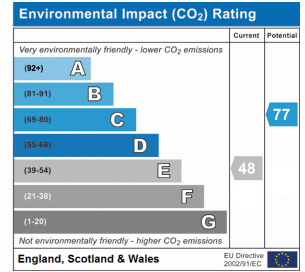
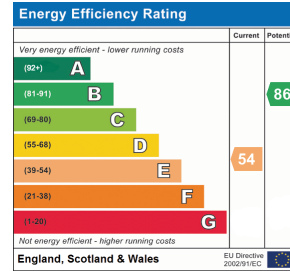
**The existence of any public or private right of way?** No





## Directions

Directions : Take the A 484 south posted Llanelli / Pembrey Country Park. Travel through Pibwrlwyd, Cwmffrwd, Idole and at Llandyfaelog turn right for Ferryside. Continue to Ferryside village and having passed CK supermarket and the entrance to the beach continue on for 75 yards and the property will be found on the left hand side.



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

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**Carmarthen**  
**Carmarthenshire**  
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