

Large spacious light and roomy Ground Floor Flat within a short walk of the Beach & Train Station. Suitable for retirement or first time buyers. Double Glazed & Oil Central Heating System.



1 Maes-Y-Ffynnon, Ferryside, Carmarthenshire. SA17 5TA.

£150,000

R/4241/NT

Lovely spacious ground floor flat within walking distance of the beach, yacht club, village amenities and mainline rail station connecting to London Paddington and Fishguard. ***The flat offers good sized light and roomy accommodation in good decorative order, having garden area, double glazing and oil fired central heating. * Ideally suited for first time purchase or retirement. *** Superb village life and community situated between Carmarthen and Llanelli close to Pembrey Country Park and the Township of Kidwelly with its picturesque castle. *** Viewing Highly Recommended.***



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CARMARTHEN
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Location

Lovely estuary village at the mouth of The River Towy looking out across Carmarthen Bay with Llansteffan Castle in the distance. The village offers eateries, junior school, public house, rugby club and mainline train station connecting to London Paddington via Swansea and Cardiff. To the west is Carmarthen, Tenby and through to Fishguard and the port connection to Rosslare Ireland. Glansteffan Ferry operates from the beach across to Llansteffan during holiday time and subject to the tides on the estuary. A convenience store is currently being built which will be a welcome addition to the village. Carmarthen & Llanelli are 10 miles approx offering traditional and national retailers, schools and leisure facilities. Kidwelly with its Norman castle is 4 miles and Pembrey Country Park is 6 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. Ffoslas Horse racing course is 7 miles approx.

Kitchen / Dining Room

4.13m x 4.33m (13' 7" x 14' 2")

Range of base units with worktops over, stainless steel sink unit with single drainer. Entrance door, window to side and radiator.



Bedroom

3.5m x 3.8/ 4.2m (11' 6" x 12' 6")

Double glazed window to side and radiator.



Externally

Outside front lawned garden area being level. Oil central heating boiler which runs the hot water and central heating system.



The Lease

Your rights and obligations are mainly governed by the lease dated 6th January 2004 The term of which is 125 Years.


Directions

From Carmarthen take the A 484 Llanelli/ Pembrey Road passing through Cwmffrwd, Idole and onto Llandyfaelog village. Turn right signposted Ferryside. Carry on this country road to Ferryside enter the village pass the rugby club and field on the left and the property will be found on the left before the large chapel and school.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - www.facebook.com/morgananddavies . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

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