

*Spacious Ground Floor Apartment with cellar. Estuary Views & Short Walk to Beach. Glorious Views, Under Floor Heating & Double Glazing. Allocated Parking. Mainline Train Station To*



Apartment 1 Plas Caradog, Caradog Court, Ferryside, Carmarthenshire.  
SA17 5RX.

£230,000

R/4922/NT

Estuary village with superb Towy River & Carmarthen Bay views across to Llansteffan and the Castle. A short walk to the unspoilt beach, shop and mainline train station connecting to London Paddington & Carmarthen. The apartment one of only 5 in the block offers superb modern living, with 2 large bedrooms both en suite and family bathroom, open plan kitchen / Living area and separate living room opening to a covered area looking out onto the estuary. Lovely kitchen and breakfast area with Island, with the living area having windows looking out to the estuary. Under floor heating, wood style flooring, the property offers space with 126 square meters of floor and well worth a viewing.



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**CARMARTHEN**  
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## Location

Popular and convenient estuary village location. The village offers junior school, shop, lovely eateries, rugby club and mainline train station heading west to Carmarthen/ Fishguard and via Swansea, Cardiff and onto London Paddington. Conveniently situated for Pembrey Country Park 5 miles with dry ski slope, enclosed cycle track, woodland walks and large sandy beach. Carmarthen Ton is 10 miles and Llanelli 13 Miles.

## Living Room

3.8m x 5m (12' 6" x 16' 5")

2 x Double Glazed Windows to Front. Wooden floor.



## Covered Front Entrance Hallway

Doors to



## Sitting Room

3m x 3.2m (9' 10" x 10' 6")

Patio doors to front.



## Bedroom

3.29m x 3.05m (10' 10" x 10' 0")

Double glazed window to front.





### Kitchen Area

4.6m x 3.44m (15' 1" x 11' 3")

Range of base units with worktops over and matching wall units including display cabinet and central Island Unit with breakfast bar. One and a half bowl sink unit with single drainer. Fitted dish washer. Double electric oven. 4 Ring hob with extractor fan over. Wine chiller.



### Inner Hallway

Wood style flooring and doors to

### Bedroom En Suite

2.8m x 4.8m (9' 2" x 15' 9")

Double glazed window to front. Electric Boiler Airing / Store Cupboard.



### En Suite

2m x 1.7m (6' 7" x 5' 7")

Shower cubicle, WC, wash hand basin, wall tiles & tiled floor.



### Bathroom

2.4m x 1.92m (7' 10" x 6' 4")

Panelled bath with shower head attachment. Vanity wash hand basin. WC.



### Bedroom En Suite

4.3m x 4.3m (14' 1" x 14' 1")

2 x Double glazed windows to front.



### En Suite

Shower cubicle, wash hand basin and WC.



### Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and electric boiler heating.

Service Charge - £15.00 a month per calendar month.

### Tenure and Possession

We are informed that the property is leasehold. The length of the lease is 999 years which began on the 15th of February 2016.

### Council Tax Band

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (72)

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

**Flooding Sources:**

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

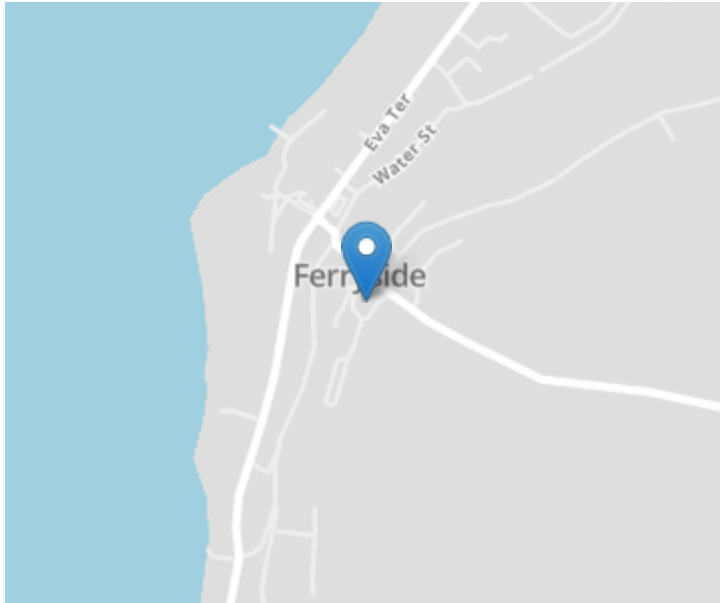
**Any risk of coastal erosion?** No

**Is the property listed?** No

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

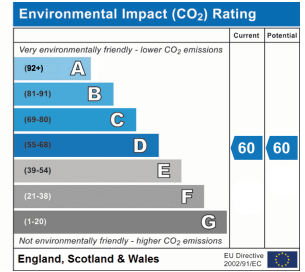
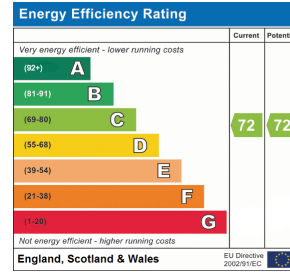
**Any easements, servitudes, or wayleaves?** No

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



## Directions

Directions : From Carmarthen take the A 484 south towards Llanelli & Pembrey Country Park. Travel through Cwmffrwd, Idole and at Llandyfaelog turn right for Ferryside. Continue on this road and enter the village of Ferryside to the centre. Pass the school and By the shop turn left and carry on up the hill for 150 yards and turn right into Caradog Court. The apartment will be found on the right hand side.



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

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