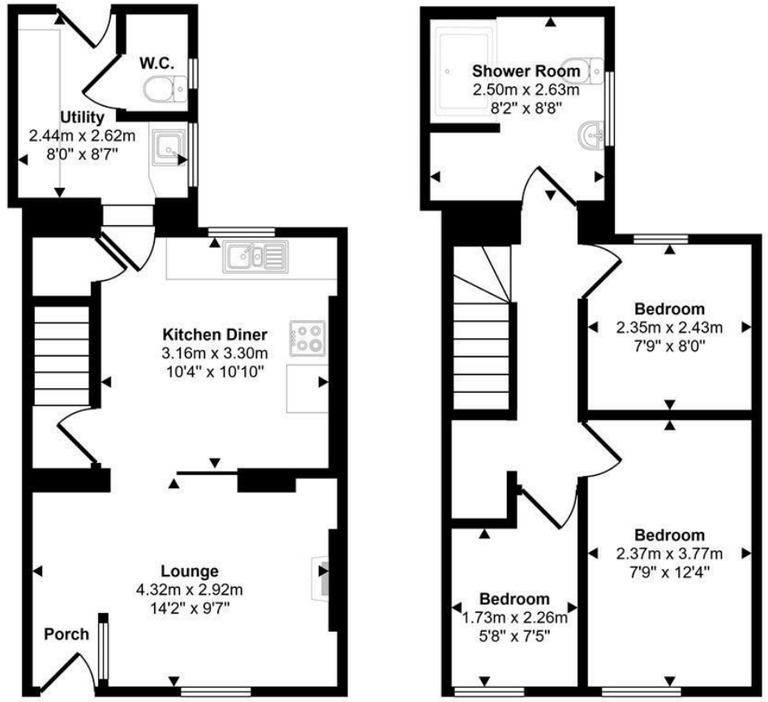
Approx Gross Internal Area
71 sq m / 764 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft

First Floor
Approx 35 sq m / 377 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 C
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/CFP 04/25 OK REM

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

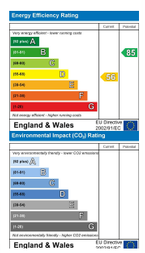
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



5 Wellfield Terrace, Ferryside, SA17 5SD

- THREE BEDROOM TERRACED HOUSE
- VILLAGE LOACTION
- OPEN PLAN LIVING/DINING/KITCHEN
- UPSTAIRS SHOWER ROOM
- HEATING - OIL
- WALKING DISTANCE TO BEACH
- BEAUTIFULLY PRESENTED
- UTLITY ROOM
- FRONT AND REAR GARDEN
- EPC - D



O.I.R.O £165,000

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The Agent that goes the Extra Mile





















Sought-After Estuary Village Location | Just a Short Walk from the Beach

We are delighted to offer this well-presented, three-bedroom terraced property, ideally located in the heart of the charming estuary village of Ferryside.

The home has been thoughtfully refurbished to a high standard by the current vendors, including creating extra storage in the property and has the added bonus of a separate utility space.

The ground floor features a lounge that flows into a well-fitted open-plan kitchen diner, creating a warm and welcoming space for everyday living and entertaining. A separate utility room and convenient downstairs WC add to the functionality of the layout. Upstairs, the property offers three bedrooms. The main bedroom provides a comfortable double space, the second also accommodates a double, and the third is ideal as a child's room, home office or study. A stylish and modern shower room completes the first floor.

To the rear, the property offers a courtyard seating area and a raised decking area, perfect for sitting out and enjoying the surroundings. Other properties in the row have extended these decking areas further up the bank to the rear. There are also outbuildings providing useful storage. To the front of the property is a lovely patio seating area, perfect for alfresco dining or morning coffee.

Located in the popular estuary village of Ferryside, the home is just a short stroll from the beach, local cafes, and the mainline railway station with direct connections to London Paddington, Carmarthen, and Tenby. The village also offers a primary school, public house, shop and lies approximately eight miles from the county town of Carmarthen. Pembrey Country Park is just six miles away, offering a sandy beach, ski slope, cycle track and woodland walks, with Burry Port Harbour a mile further.

This property would be wonderful for a first-time buyer, someone looking for a beautiful coastal retreat or an investment property.







DIRECTIONS

From our office in Carmarthen, head west on Lammas Street and turn left onto Morfa Lane (B4312). Follow signs through the roundabouts onto the A40, then A484. Stay on the A484 for several miles, then turn right and continue on Carmarthen Road. Turn left onto Maes-Y-Ffynnon, then right onto Water Street — your destination will be on the left. What Three Words Ref - ///chuckling.koala.rare

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.