Approx Gross Internal Area
105 sq m / 1132 sq ft



First Floor
Approx 47 sq m / 502 sq ft

Ground Floor
Approx 59 sq m / 630 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.

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.
COUNCIL TAX: Band 'C'
HEATING: Oil

ref: IK/LLE /MAR/ 25
TAKEONOK/LLE/20/03/25

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

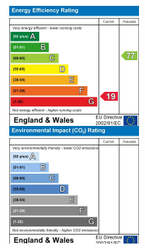
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



14 Eva Terrace, Ferryside, Carmarthenshire, SA17 5TD

- DETACHED HOUSE
- CHARACTER FEATURES
- THREE RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- OIL CENTRAL HEATING
- THREE BEDROOMS
- WALKING DISTANCE TO THE COAST
- REAR GARDEN
- BRILLIANT INVESTMENT
- EPC RATING: G



£240,000

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The Agent that goes the Extra Mile





















A fantastic opportunity to purchase this character detached house, located in the highly sought after seaside village of Ferryside. Within walking distance to the beach, the property features some lovely original features. The property would make a brilliant family home, first time buy, or investment property. Viewing is highly recommended!

The accommodation comprises; entrance hallway, living room with feature fireplace, a formal dining room, a second sitting room, and a contemporary kitchen. The first floor provides a family bathroom with free standing bath tub and a separate shower, and three bedrooms with lovely original pitch pine floorboards.

Externally, there is a low maintenance gravelled area to the front of the property, which the vendors currently use for parking. There is also further on street parking available. To the rear is a mature lawned garden; home to a variety of plants and a garden shed, ideal for storage. The garden also has a patio area, providing ample seating space, and ideal for entertaining all your friends and family during those summer months.

Ferryside is a beautiful fishing village with a vibrant community spirit. Located within 10 miles of the County town of Carmarthen this village has incomparable views over the Towy Estuary and Llansteffan. With many walks, events and its beautiful beaches, there is always something to do in this delightful village. Ferryside boasts a village shop, pubs and hotels and has a life boat and yacht club. Ferryside has excellent bus links as well as a train station with trains running regularly between Fishguard Harbour and London Paddington. A village which beauty once seen is never forgotten.







DIRECTIONS

From our office on Dark Street in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40. At Pensarn Roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. Turn right for Ferryside. Continue onto Carmarthen Rd, and then continue onto Eva Terrace passing the Chapel on the left. The property is located next door. What/Three/Words:///chatted.presumes.various

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