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LLYS HOLCWM, FERRYSIDE, SA17 5SY
£145,000



***** QUIET CUL DE SAC POSITION WITHIN COASTAL VILLAGE *****

Located within the coastal village of Ferryside, in a quiet cul de sac, with good road and rail links to Kidwelly and Carmarthen, this SEMI DETACHED property is well presented and briefly comprises: Entrance Vestibule, Lounge and Kitchen/Dining Room to the ground floor, with THREE Bedrooms and Shower Room to the First Floor. Externally there is a Driveway to the front for approximately two vehicles and well maintained, Landscaped Rear and side gardens. VIEWING ESSENTIAL TO APPRECIATE.

ENTRANCE

Wooden door with obscure glass panel and obscure glass pane to side leading into

VESTIBULE

Textured ceiling, inset spotlights, laminate tile effect flooring, storage cupboard, door into:

LOUNGE 4.674m X 4.169m (15'4" X 13'8")

Coved and textured ceiling, timber framed double glazed box bay window to front, stairs to first floor, two electric storage heaters, television aerial point, television and satellite point, telephone point, smoke detector, understairs storage cupboard, door into:

KITCHEN/DINING ROOM 4.632m X 2.989m (15'2" X 9'10")

Coved and textured ceiling, timber framed double glazed window to rear, uPVC double glazed sliding doors to rear, electric storage heater, laminate tile effect flooring, space for table and chairs, fitted with a range of wall, base and display units with work surface over, space for free standing electric cooker with extractor fan over, stainless steel sink and drainer, plumbing for washing machine, plumbing for dishwasher, walls tiled to splash back, space for fridge freezer.

FIRST FLOOR LANDING

Textured ceiling, loft access, door to airing cupboard housing hot water tank and shelving.

BEDROOM ONE 3.699m X 2.529m (12'2" X 8'4")

Textured ceiling, timber framed double glazed window to front, wall mounted electric storage heater, television aerial.

BEDROOM TWO 2.761m X 2.033m (9'1" X 6'8")

Textured ceiling, timber framed double glazed window to front, wall mounted electric storage heater, television aerial point.

BEDROOM THREE 3.655m X 2.502m (12'0" X 8'2")

Textured ceiling, timber framed double glazed window to rear, television aerial, wall mounted electric storage heater.

SHOWER ROOM

Textured ceiling, extractor fan, timber framed double glazed obscure glass window to rear, laminate tile effect flooring, tiled walls, fitted with a three piece suite comprising WC, wash hand basin set in vanity unit and shower cubicle with overhead shower within, wall mounted electric heated towel rail.

EXTERNAL

To the front of the property there is a block paved driveway with space for approximately two vehicles, footpath leading to entrance door and gated pedestrian side access.

To the rear of the property there is an enclosed landscaped garden with ornamental pebbled areas, paved patio, two wooden construction storage sheds, space for greenhouse, further side garden and gated pedestrian side access, external security light.

DIRECTIONS

From our office in Murray Street continue straight on at the lights onto Queen Victoria Road, follow signs for Carmarthen, going through the villages of Pwll, Burry Port and Pembrey, continue to the roundabout and take the first exit into Kidwelly. Go through the village and turn left onto Ferry Road. Follow the road into Ferryside, continue along and take the last left hand turning, proceed along this road and turn right onto Llys Holcwm, where the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01554 784 400