

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties



Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **DETACHED HOUSE IN SOUGHT AFTER AREA.**
- **KITCHEN/DINING ROOM. VIEWS.**
- **2 BATHROOMS/WC's.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **FRONT, SIDE AND REAR GARDENS.**
- **3 DOUBLE BEDROOMS. 2 LIVING ROOMS.**
- **AIR SOURCE HEAT PUMP. PV PANELS.**
- **LEVEL WALK BEACH AND RAILWAY STATION.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

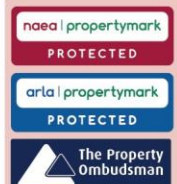
**The Old Police House**  
Glan Tywi  
Ferryside SA17 5TG

**£349,950** OIRO  
FREEHOLD

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A well presented traditionally built (Circa.1950's) **3 DOUBLE BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE** having attractive part brick elevations that has been extended to the front/side in 2014 and affords scope to provide additional bedroom accommodation situated enjoying a sunny south westerly aspect set slightly back off and above the road at the beginning of an established estate of varying types and designs being located opposite the entrance to Ferryside Rugby Football Club within a level walking distance of the Primary School, Railway Station and entrance to the beach at the centre of the estuarial village of Ferryside which in turn is located within 3 miles of the A484 Carmarthen to Llanelli Road, is within 4 miles of the ancient estuarial township of Kidwelly, is located some 9 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen, is within 9 miles of Pembrey County Park and Cefn Sidan sands with the town of Llanelli being approximately 13 miles distant.

**FIRST TIME ON THE MARKET SINCE 2006. NO FORWARD CHAIN.**

**CENTRAL HEATING PROVIDED BY AN AIR SOURCE HEAT PUMP. PV PANELS.**

**8' 1" (2.46m) CEILING HEIGHTS to some ground floor rooms. SMOOTH SKIMMED CEILINGS.**

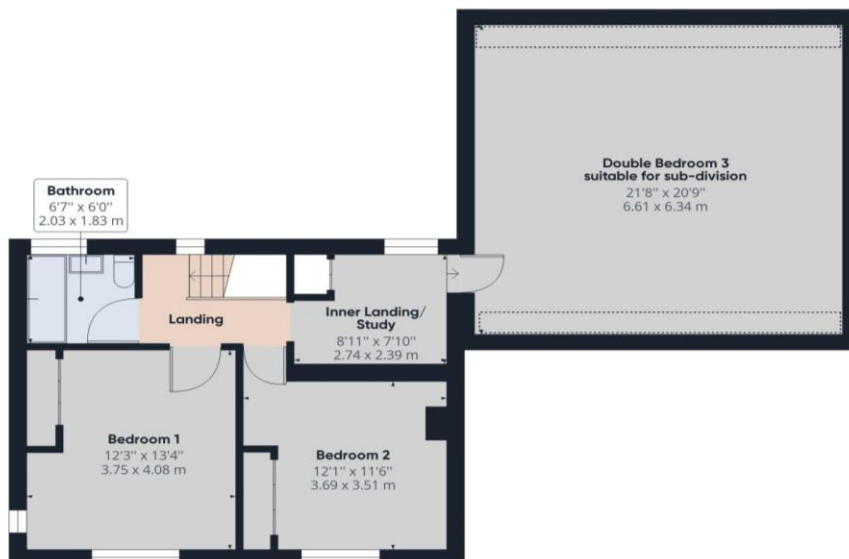
**PVCu DOUBLE GLAZED WINDOWS. THE FITTED CARPETS ARE INCLUDED.**

**APPLICANTS SHOULD NOTE THAT CAVITY WALL INSULATION WAS PROVIDED HOWEVER THIS HAS SINCE BEEN REMOVED.**

**APPLICANTS SHOULD ALSO NOTE THAT THE PROPERTY WAS EXTENDED TO THE FRONT/SIDE UNDER PLANNING REFERENCE NUMBER W/19294 IN 2014.**



Ground Floor



Floor 1

**ENTRANCE HALL** with ceramic tiled floor. PVCu double glazed windows PVCu part opaque double glazed entrance door.

**RECEPTION HALL** 21' 4" x 6' (6.50m x 1.83m) overall with C/h timer/thermostat control. Radiator. Staircase to first floor. 4 Power points. PVCu double glazed window to the understairs storage area. Understairs storage cupboard.

**SITTING ROOM** 14' 9" x 12' 10" (4.49m x 3.91m) plus **Study area off** measuring 7' 10" x 4' 9" (2.39m) x (1.45m) with 2 PVCu double glazed windows. 2 Radiators. TV point. 12 Power points. Glazed/panelled door to.

**CONSERVATORY** 15' 8" x 9' 7" (4.77m x 2.92m) with boarded effect laminate flooring. Radiator. Double glazed on two sides under a polycarbonate roof. 4 Power points. Double glazed double doors to outside. The Conservatory overlooks the rear/side gardens. Glazed/panelled door to the hall.

**LIVING ROOM** 13' 4" x 10' (4.06m x 3.05m) with exposed boarded floor. Double aspect. 2 PVCu double glazed windows. Radiator. Open fireplace incorporating a stove on tiled hearth. 6 Power points. Telephone point.

**FITTED KITCHEN/DINING ROOM** 14' 4" x 13' 4" (4.37m x 4.06m) overall slightly 'L' shaped with ceramic tiled floor. Radiator. Part tiled walls. Recessed downlighting. 12 Power points plus fused point. 2 PVCu double glazed windows to fore. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl ceramic sink unit, plate rack, pan drawers and integrated dishwasher. 'Belling' dual fuel L.P. gas and electric cooking range.

**UTILITY ROOM** 9' 3" x 7' 3" (2.82m x 2.21m) with ceramic tiled floor. Radiator. PVCu double glazed window. Glazed/panelled door to rear. Fitted shelving. 2 Power points.

**WET ROOM/WC** 9' 10" x 5' 10" (2.99m x 1.78m) with vinyl floor covering. Part waterproof panelled walls. 2 Piece suite in white comprising pedestal wash hand basin and WC. Electric shower, curtain and rail. Radiator. PVCu opaque double glazed window. Fitted shower seat. Door to

**STORE ROOM** 5' 7" x 4' 8" (1.70m x 1.42m) with radiator. Opaque single glazed window. Plumbing for washing machine. 4 Power points.

## **FIRST FLOOR**

**LANDING** with PVCu double glazed window. Access to loft space.

**BATHROOM** 6' 8" x 6' (2.03m x 1.83m) with vinyl floor covering. Part tiled walls. PVCu double glazed window. Radiator. 3 Piece in white comprising WC, pedestal wash hand basin and double ended bath tub with shower attachment.



**FRONT BEDROOM 1** 13' 6" x 12' 5" (4.11m x 3.78m) overall with double aspect. Radiator. Fitted double wardrobe. 6 Power points. 2 PVCu double glazed windows both with **views – one over Ferryside Rugby Football Ground towards Llansteffan Castle and to side over the River Tywi towards 'Pant yr Athro/Towy Boat Club'**. TV point.



**FRONT BEDROOM 2** 12' 1" x 11' 7" (3.68m x 3.53m) with fitted shelving. Fitted floor to ceiling double wardrobe. Radiator. PVCu double glazed window to fore with a **view towards Llansteffan Castle**. 6 Power points. TV point.

**INNER LANDING/STUDY** 9' x 7' 11" (2.74m x 2.41m) with radiator. PVCu double glazed window to rear. 2 Power points. Fitted single wardrobe. This room was formerly a bedroom prior to the provision of the side extension.

**DOUBLE BEDROOM 3** 21' 7" x 20' 10" (6.57m x 6.35m) with 3 double glazed 'Velux' windows to part sloping ceilings. 2 Radiators. Access to loft space. 12 Power points. TV and telephone points. **Views are enjoyed towards Llansteffan Castle. Applicants should note that this room could easily be sub-divided to provide additional bedrooms if so desired and subject to the necessary consents being obtained.**



### **EXTERNALLY**

Tarmacadamed entrance drive that leads to the garage and which provides ample private car parking. On street car parking available immediately to fore. Part walled lawned front garden. Pathway to one side. There are garden areas to one side and the rear that incorporate a paved patio, BBQ, water feature, rose arch etc. **2 OUTSIDE POWER POINTS. OUTSIDE WATER TAP. 'SAMSUNG' AIR SOURCE HEAT PUMP.**



### **GREENHOUSE**

**ADJOINING GARAGE** 20' 6" x 7' 10" (6.24m x 2.39m) with electronically operated roller door – **NOT WORKING**. PVCu double glazed door to rear. 4 Power points.



**ENERGY EFFICIENCY RATING:** - C (77).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 7525-3177-7002-0820-0392







**DIRECTIONS:** - From **Carmarthen** take the **A484 Llanelli Road south** travelling through the village of Cwmffrwd. **Follow the signs to Ferryside**. Upon **entering Ferryside** travel over the **humpback bridge past** the right hand turning for 'Glan yr Ystrad' and **turn next left** into 'Glan Tywi'. **Travel a short distance** into 'Glan Tywi' and the property is the **first on the left hand side opposite** and **just after** the entrance to **Ferryside RFC**.

**SERVICES:** - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** - BAND D. 2024/25 = £1,981.83p. *Oral enquiry only.*

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

19.10.2023 - REF: 6694

Details amended 17.04.24