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GERALD R.
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• ESTATE AGENTS •

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Est. 1998

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PHOTOGRAPH TAKEN JULY 2020

- SUPERIOR VERY WELL PRESENTED PENTHOUSE MAISONETTE.
- 4 DOUBLE BEDROOMS. BALCONY.
- 2 ALLOCATED CAR PARKING SPACES.
- WALKING DISTANCE RAILWAY STATION AND FORESHORE.
- NO PETS ARE ALLOWED AT THIS DEVELOPMENT.
- 10 MILES WEST OF LLANELLI.
- STUNNING COASTAL VIEWS.
- 4 EN-SUITE BATHROOMS/WC's.
- UNDERFLOOR HEATING.
- DOUBLE GLAZED WINDOWS.
- OVERLOOKING TOWY ESTUARY AND LLANSTEFFAN.
- 9 MILES SOUTH OF CARMARTHEN.
- FAR REACHING COASTAL AND RURAL VIEWS.

Apartment 5, Plas Caradog,
Caradog Court,
Ferryside SA17 5RX

£365,000 OIRO
LEASEHOLD
999 YEAR LEASE

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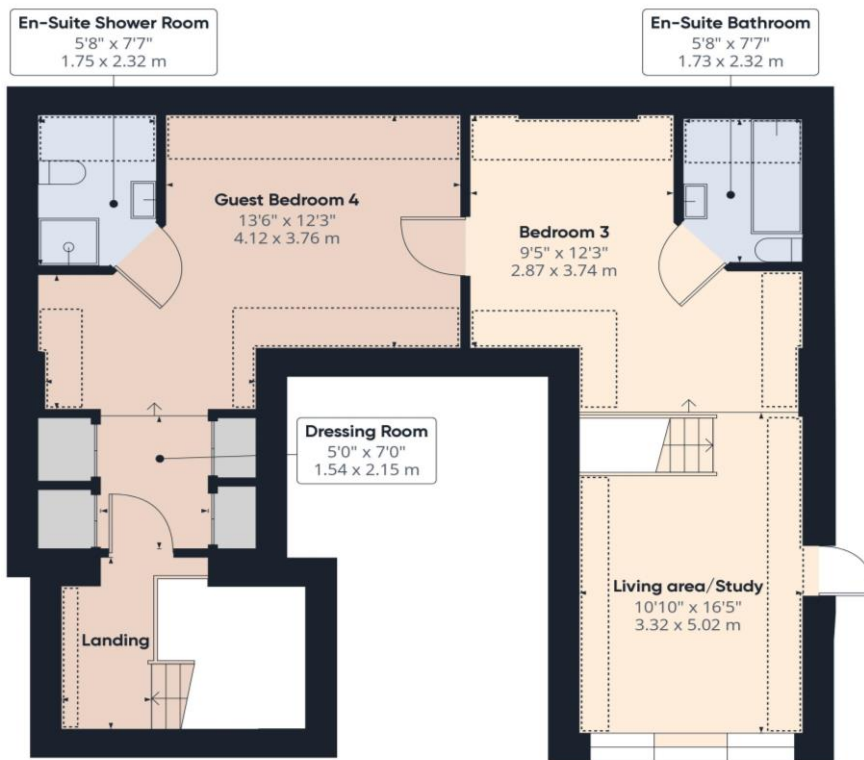
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property
Ombudsman

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.



An impressive unique very well presented **PENTHOUSE MAISONETTE** occupying the second floor of a purpose built conversion and extension in 2010 and affording very well presented **4 DOUBLE BEDROOMED/2 RECEPTION ROOMED/4 BATHROOMED ACCOMMODATION** with a **BALCONY** taking full advantage of the far reaching coastal views that are enjoyed situated at the beginning of 'Caradog Court' just off 'Port Way' within **walking distance** of the Primary School, Railway Station, Yacht Club, White Lion Hotel and soon to be opened 'CKs Convenience Store' that is to be located adjacent to the Railway Station and foreshore at the centre of the estuarial village of Ferryside that is situated on a **regular bus route** within **3.5 miles of the A484 Carmarthen to Llanelli trunk road** at Llandyfaelog, is within **4 miles of the estuarial township of Kidwelly** that is renowned for its Norman Castle and which offers a 'Co-op' convenience store, is located some **9 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and is located some **10 miles west of the town of Llanelli**. The property is located within **walking distance (half mile)** of the 'Three Rivers Hotel and Spa' at 'Undercliff' which offers local residents a **swimming pool and sauna, gym, restaurant etc.** and **Ferryside** is located within a **forty minute train ride of the City of Swansea** with the **Capital City of Cardiff** being under **two hours by train and Paddington London** some **four hours** away.

UNDERFLOOR HEATING to the ground floor - **thermostatically controlled radiators** to the upper floor - **ELECTRIC BOILER.**

DOUBLE GLAZED WINDOWS - PVCu to the rear elevation.

LIGHT OAK PANEL EFFECT INTERNAL FIRE DOORS. BURGLAR AND FIRE ALARMS.

SMOOTH SKIMMED AND COVED CEILINGS.

GLORIOUS FAR REACHING VIEWS ARE ENJOYED FROM THE APARTMENT OVER THE TOWY ESTUARY TOWARDS LLANSTEFFAN, ITS CASTLE AND 'WHARLEY POINT' TOWARDS PENDINE BURROWS AND ON A CLEAR DAY CALDEY ISLAND IN THE DISTANCE. IN ADDITION THE PROPERTY ENJOYS VIEWS OVER THE RIVER TOWY IN A NORTHERLY DIRECTION TOWARDS TOWY BOAT CLUB, 'PANT YR ATHRO' MANSION HOUSE AND RESTAURANT AND ON A CLEAR DAY CARMARTHEN GOLF CLUB IN THE DISTANCE.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE STONE FACED FRONT ELEVATION WALL OF THE APARTMENT BLOCK IS LISTED.

APPLICANTS SHOULD FURTHER NOTE THAT THE ORIGINAL BUILDING WAS KNOWN AS 'ROBERTS REST' RESIDENTIAL CARE HOME AND WAS SUBSTANTIALLY CONVERTED AND EXTENDED IN 2010 TO PROVIDE 5 LUXURY APARTMENTS TAKING FULL ADVANTAGE OF THE VIEWS THAT ARE ENJOYED.

NO PETS ARE ALLOWED AT THIS DEVELOPMENT.

THE APARTMENT is approached via a lift that terminates at apartment 5 and which also has the benefit of a separate communal staircase for access and Fire escape purposes.

HALL with access to the lift which leads to the ground floor. 2 Power points. Access to loft space. PVCu double glazed window with a view of Carmarthen Bay. **Entrance door to Apartment 5.**



RECEPTION HALL 7' 8" (2.34m) in depth with staircase to Guest Bedroom 4. **Staircase to a landing area that leads to the front and ground floors (fire escape).** Laminate flooring. Burglar alarm key pad.

INNER HALL with recessed downlighting. Laminate flooring. Underfloor heating room thermostat. 2 Power points.

MASTER BEDROOM SUITE comprising: -

HALL

with laminate flooring. Recessed downlighting.

EN-SUITE SHOWER ROOM 6' 3" x 4' (1.90m x 1.22m) plus tiled shower enclosure with plumbed-in shower over. Ceramic tiled floor. Recessed downlighting. Extractor fan. Fully tiled walls. Shaver point. 2 Piece suite in white comprising pedestal wash hand basin and WC.

BEDROOM 1 13' 2" x 11' 6" (4.01m x 3.50m) plus built-in double wardrobes with electric light. Laminate flooring. Underfloor heating room thermostat. Fitted wardrobe off. 10 Power points. Smoke alarm. 2 Double glazed sash windows with **views** over the Towy Estuary towards Llansteffan and its Castle.

UTILITY ROOM 7' 11" x 6' 3" (2.41m x 1.90m) with ceramic tiled floor. PVCu opaque double glazed window. Recessed downlighting. Fully tiled walls. Fitted wall unit. **BROOM CUPBOARD.** Extractor fan.

BEDROOM SUITE comprising: -

HALL with laminate flooring. Underfloor heating manifold.

EN-SUITE SHOWER ROOM 6' 7" x 6' 6" (2.01m x 1.98m) with ceramic tiled floor. Extractor fan. Fully tiled walls. Shaver point. 2 Piece suite in white comprising wash hand basin with fitted drawers beneath and WC. Shower enclosure with plumbed-in shower over.

BEDROOM 2 16' 4" x 9' 5" (4.97m x 2.87m) overall 'L' shaped with smoke alarm. Laminate flooring. Double glazed sash window with a **view** over the Towy estuary towards Llansteffan and its Castle. Underfloor heating room thermostat. Smoke alarm. 6 Power points. **Fitted single wardrobe** with electric light. **This room is presently utilised as a Study.**

FITTED BOILER CUPBOARD housing the 'HEATRAE SADIA Electro Max' electric central heating boiler. C/h timer control. Double doors. Electric light.



FITTED KITCHEN/BREAKFAST ROOM 16' 4" x 14' 6" (4.97m x 4.42m) with ceramic tiled floor. Recessed downlighting. 2 PVCu double glazed windows with a view. Smoke alarm. Range of fitted base and eye level kitchen units with soft closed doors/drawers having granite worksurfaces incorporating an integrated dishwasher, fridge/freezer, 1.5 bowl sink unit with 'Quooker' boiling hot water tap, canopied cooker hood, wine rack and central island with breakfast bar. Door entry telephone. 'Leisure' electric cooking range. 12 Power points plus fused points. Underfloor heating room thermostat. 2 USB charger ports. Feature oak staircase to the first floor. Doors to the Hallway and Living/Dining Room. **9' 5" (2.87m) wide opening to**



LOUNGE 16' 4" x 13' 9" (4.97m x 4.19m) with laminate flooring. Recessed downlighting. 2 Double glazed sash windows with views over the Towy estuary towards Llansteffan and its Castle. Feature oak fire surround with slate hearth. TV point. 10 Power points. Underfloor heating room thermostat. 2 Picture lights. Smoke alarm.



LIVING/DINING ROOM 21' 8" x 10' 2" (6.60m x 3.10m) with laminate flooring. Smoke alarm. Double aspect. PVCu double glazed picture window to rear with a view. 10 Power points. TV point. PVCu double glazed sliding patio door with a [view](#) over the Towy estuary towards Llansteffan leading to



BALCONY 11' x 7' 9" (3.35m x 2.36m) with decked floor. Walled on two sides. **From the balcony far reaching views are enjoyed up the Towy River valley towards the Towy Boat Club, 'Pant yr Athro' Mansion House and Restaurant and Carmarthen Golf Club in the distance on a clear day and out over the Towy estuary towards Llansteffan, its Castle, 'Wharley Point', Pendine Burrows, Carmarthen Bay and on a clear day Caldey Island.**

FIRST FLOOR

BEDROOM 3 with LIVING ROOM/STUDY OFF 31' 9" x 10' 8" (9.67m x 3.25m) ext. 15' 8" (4.78m) overall 'L' shaped with telephone point. Laminate flooring. Sloping ceiling. 2 Radiators. Eaves storage cupboards off. PVCu double glazed window with a view. Radiator. 14 Power points. 2 Smoke alarms.

EN-SUITE BATHROOM 7' 8" x 5' 8" (2.34m x 1.73m) with ceramic tiled floor. Extractor fan. Sloping ceiling. Chrome towel warmer ladder radiator. Shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath.



OFF THE LIVING AREA ACCESS IS GAINED TO: -

STORE ROOM 14' 7" (4.44m) in depth with power and lighting. 2 Power points. Fitted shelving.

GUEST BEDROOM SUITE that can be approached from BEDROOM 3 or has its own staircase to the RECEPTION HALL and which comprises: -

DRESSING ROOM 10' 2" x 6' 11" (3.10m x 2.11m) overall with fitted wardrobes to either side. Recessed downlighting. Laminate flooring. Door to the landing and secondary staircase.

BEDROOM 4 19' 9" x 13' (6.02m x 3.96m) overall 'L' shaped with laminate flooring. Fitted floor storage unit. Recessed downlighting. 2 Smoke alarms. 8 Power points. 3 Double glazed 'Velux' windows. Radiator. Part sloping ceilings. Lockable interconnecting door with Bedroom 3.

EN-SUITE SHOWER ROOM with ceramic tiled floor. Sloping ceiling. Fully tiled walls. Shaver point. Chrome towel warmer ladder radiator. Extractor fan. 2 Piece suite in white comprising pedestal wash hand basin and WC. Quadrant shower enclosure with double sliding doors and electric shower over.

FROM THE DRESSING AREA A DOOR LEADS TO: -

LANDING with secondary staircase to the Reception Hall. 2 Double glazed 'Velux' windows. Smoke alarm. Part sloping ceiling. Eaves storage cupboards off. Oak banister and spindles.

EXTERNALLY

Two allocated car parking spaces. Communal gardens and bin storage. 2 Disabled parking spaces. 1 Visitor parking space.

LEASE

The property is held under the residue of the terms of a 999 year Lease that commenced on the 9th July 2010 (985 years un-expired).

SERVICE CHARGE

£130 per month to include Buildings Insurance and the maintenance of all communal areas, lift etc.

We are informed that there is no Ground Rent attributable to the apartment block.













PHOTOGRAPH TAKEN JULY 2022

DIRECTIONS: - From the **centre of Ferryside** turn for **Kidwelly** **opposite** the **entrance to the beach and Railway Station** and continue a **short distance up the hill** ('Port Way') and the **entrance to 'Caradog Court'** will be found on the **right hand side just after** the left hand turning for 'Tripenhad Road'. **To park** continue **past** 'Plas Caradog' on your **right hand side bearing right** and the parking area will be found on your right hand side **below** the apartment block.

ENERGY EFFICIENCY RATING: - C (80).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0300-2391-8320-2724-7535.

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

COUNCIL TAX: – BAND E. 2024/25 = £ 2,422.23p. *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

17.03.2024 - REF: 6779