

Terry Thomas & Co

ESTATE AGENTS



Haulwen

Carmarthen Road, Ferryside, SA17 5TE

An attractive, traditional Detached Dormer Bungalow, with 3-4 Bedrooms and adjoining Garage. Situated in the centre of Ferryside within level walking distance of the Beach and local amenities. Having a long Tarmacadam Driveway providing ample off road parking.

Offers in the region of £295,000



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Ground floor - Entrance

A UPVC double glazed entrance porch which leads to the entrance hall, having a quarry tiled floor. Door through to lounge.

Lounge

12'10" x 13'3" (3.92 x 4.05)

Feature fireplace with pine surround and solid fuel fire inset with a slate hearth. Door through to kitchen/Dining room and inner hallway.

Kitchen/Dining Room

19'5" x 12'2" extending to 14'11" (5.93 x 3.71 extending to 4.57)

The kitchen area having a range of base and eye level units with white matt door and drawer fronts and a beech effect work surface over the base unit. Electric cooker point with extractor over. Plumbing for washing machine and space for fridge.

The dining area having dog-leg staircase leading to first floor. Oil fired 'Worcester' heat slave combination boiler which serves the central heating system and heats the domestic water. Built-in cupboard. Door leading out to the rear garden.

Inner Hallway

Doors leading to bedrooms 1 & 2 and bathroom.

Bedroom 1

15'8" x 9'3" (4.78 x 2.84)
Fitted wardrobe unit.

Bedroom 2

12'2" x 7'10" (3.73 x 2.40)
Door through to home office

Home Office

12'0" x 7'0" (3.66 x 2.14)

Bathroom/Shower Room/WC

7'10" x 8'11" (2.41 x 2.72)
A 4 piece suite comprising; Corner shower enclosure, pedestal wash hand basin, panel bath & close coupled economy flush WC

First floor - Landing area

Door to bedroom 3

Bedroom 3

15'11" x 8'5" extending to 13'1" (4.87 x 2.58 extending to 4.01)
Dormer window to fore. Feature exposed beam ceiling. Inter-connecting doorway leading to Bedroom 4

Bedroom 4

11'8" x 13'1" (3.57 x 4.00)
Feature exposed ceiling. Bay window to fore.
Built-in wardrobe. Access to eaves storage space.

Externally

Having a large lawn garden with fruit trees to fore, which is bordered to both sides by natural hedgerow. Directly to the rear is a large patio area, partly covered and having a raised shrubbery area.

Adjoining Garage

21'9" x 14'11" (6.64 x 4.56)
Having an electric roller shutter door to fore.
Power and lighting. Adjoining the rear of the garage is a further workshop measuring 3.34m x 2.75m

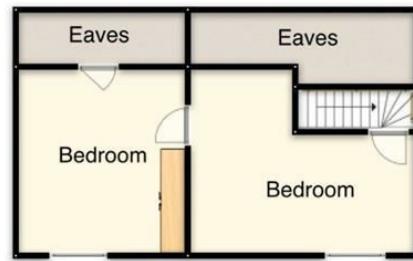
Workshop/Storage area

16'10" x 7'6" extending to 11'6" (5.14 x 2.31 extending to 3.51)
Power and lighting





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: D

Services:

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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