

Ref: 0Fer27

Ferryside, Carmarthenshire, SA17 5RR.

Unique opportunity to buy a fully renovated and diverse investment property with full planning for Commercial and Private Residential use. Comprises a Shop, 2 Bedroom Apartment and a 1 Bedroom Cottage. Sought after location in the coastal village of Ferryside. A short walk from the beach and railway station. Excellent Holiday Letting potential.

Carmarthen 8 miles with A48/M4-link, Llanelli 11 miles, Swansea 24 miles.



This village centre property offers a superb opportunity for those wanting to purchase a property offering a mixed income stream derived from a village shop with a self-contained 2 bedroom apartment and a further self-contained 1 bedroom cottage which would also suit an extended family or indeed is ideally located for holiday letting use.

The whole property has just been completely renovated and is finished to a high standard with a modern contemporary style.

Formerly the village newsagents, planning permission was granted in November 2019 for a Hair/Beauty/Nail Salon, a residential flat and a residential cottage. We understand however that if required, it may be possible to obtain change of use, subject to a formal application to Carmarthenshire County Council. Currently a blank canvas, in the agent's opinion the shop is ideally located for many uses, such as a café, tea-room or holiday lets.

Shop: - Ground Floor: Currently an open-plan area, (salon, waiting and reception areas), Kitchen, separate Office/Nail bar area and Cloakroom.

Apartment: - First Floor: External access, Open-Plan Kitchen/Living Room, 2 Bedrooms and a Bathroom.

Cottage: – Ground Floor: Living Room, Kitchen, Bathroom, First Floor: Bedroom. Small private rear courtyard.

Desirable location within easy walking distance of Ferryside's amenities. This vibrant coastal village near the mouth of the river Towy in southern Carmarthenshire offers good local facilities with primary school, general store, post office, doctor's surgery, village hall for functions, new community centre, hotel with heated indoor swimming pool, (open to the public on a membership basis), pub, yacht club, railway station linking to Carmarthen and Swansea, sandy beaches, coastal walks and a picturesque rural landscape. A new ferry service to Llansteffan has recently re-commenced. There are numerous places of interest to visit within easy reach, including Kidwelly, Pembrey, Llansteffan and Laugharne, Ffos Las Racecourse, and the National Botanic Garden of Wales.

Price Guide: £365,000

THE SHOP:

With new uPVC double glazing and electric heating throughout. There are views from the front facing windows to the Towy estuary seaside, and countryside views from the first floor windows of Llansteffan Castle which is situated on the far side of the Carmarthen Bay estuary.

MAIN SHOP ENTRANCE:	Front door leads directly into the open-plan shop area. (Planning currently for a hairdressers and nail bar).
OPEN-PLAN ROOM:	24'9" x 13'6" max. Irregularly shaped room. Wood effect flooring, ceiling downlights. Currently a blank canvas but set up for a hairdressing salon so there are numerous power points, plumbing and drainage in place to connect to a water supply if required. Two large windows which look out across the Ferryside village centre toward the estuary and Llansteffan Castle. Opening to the kitchen.
KITCHEN:	8'3" x 7'9". Range of gloss wall and base units with stainless steel sink, wood effect work surface and tiled splashbacks. Recess with plumbing for a washing machine. Wood effect flooring. Doors to:-
OFFICE:	10'10" x 8'9". Window to the side aspect. Wood-effect flooring. Ceiling downlights. Cupboard which houses the newly installed hot water cylinder.
CLOAKROOM:	5'7" x 5'3". Wall mounted wash hand basin and vanity unit. Low level W.C. Heated towel rail. Tiled floor. Ceiling downlights and extractor fan.

THE APARTMENT:

With new uPVC double glazing and electric heating throughout. There are views from the front and side facing windows to the Towy estuary and beyond to Llansteffan Castle.

First Floor –

ENTRANCE:	External entrance door leads into a lobby with staircase to the first floor flat.
HALLWAY:	Built in cupboard which houses the newly installed hot water cylinder and there is also plumbing for a washing machine. The hallway leads into the open-plan kitchen/living room with doors off to the bedrooms and bathroom.
OPEN-PLAN KITCHEN/LIVING ROOM:	26'3" x 10'6" max. Irregular shape. Range of gloss wall and base units, stainless steel sink and wood effect work surfaces. Integral electric oven and four ring electric hob with extractor fan over. Space for a fridge/freezer, wood effect flooring, ceiling downlights. Two windows to the front aspect.
BEDROOM 1:	8'10" x 8'10". Window to the front. Newly fitted carpeting. Built in cupboard.
BEDROOM 2:	8'7" x 8'3". Window to the rear. Newly fitted carpeting.
BATHROOM:	5'9" x 5'. White suite comprising bath with shower over and shower screen. Pedestal wash hand basin, low level W.C., heated towel rail. Ceiling downlights and extractor fan. Tiled floor and tiled walls.

THE COTTAGE:

With newly installed uPVC double glazing and electric heating throughout. There are lovely views from the front facing first floor window to the Towy estuary seaside and Llansteffan Castle beyond.

Ground Floor –

- ENTRANCE:** Partially glazed front door leads into the living room.
- LIVING ROOM:** 12' 5" x 12'. Window to the front aspect. Fireplace housing a multi-fuel stove on a slate hearth with Pine beam over. Wood effect flooring. Stairs to the first floor bedroom and opening to the kitchen.
- KITCHEN:** 11'4" x 10'10". Range of gloss wall and base units, stainless steel sink and wood effect work surfaces, integral electric oven, four ring electric hob and extractor fan over. Ceiling downlights, space for a fridge/freezer. Window to the side aspect, tiled floor, half glazed external door to the small rear courtyard. Recess with fitted coat hooks. Door to the bathroom.
- BATHROOM:** 10'10" x 4'6". White suite comprising bath with shower over and shower screen. Pedestal wash hand basin, medicine cupboard, low level W.C., heated towel rail. Ceiling downlights and extractor fan. Tiled floor. Cupboard that houses the newly installed hot water cylinder.

First Floor –

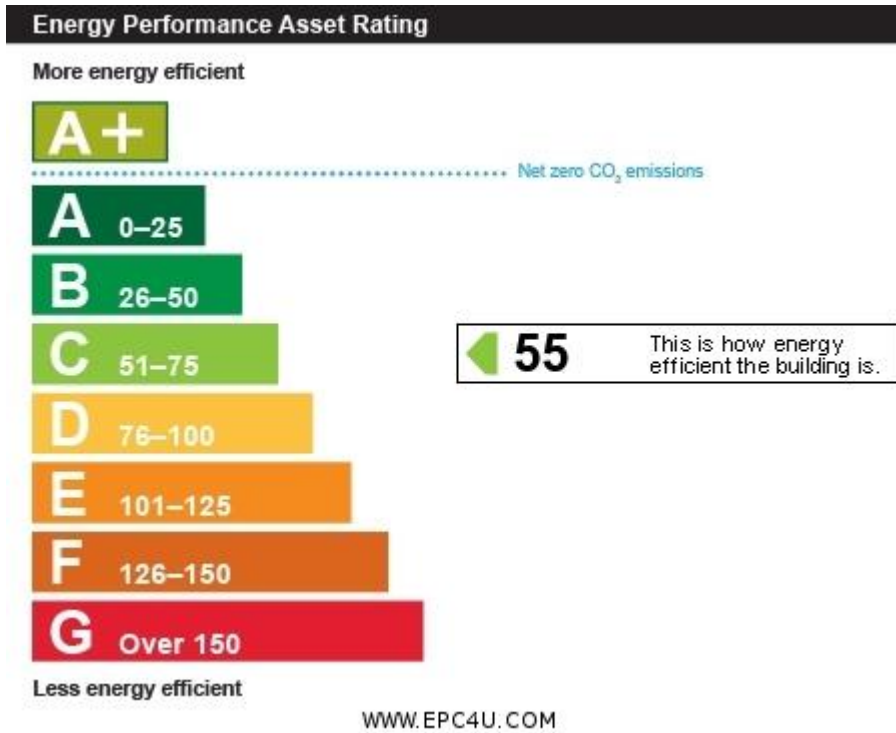
- BEDROOM:** 12'5" x 12'. Window to the front aspect which enjoys far reaching views across the Towy estuary seaside and Llansteffan Castle. Wood effect flooring.

EXTERNALLY:

- THE APPROACH:** The property is easily located being conveniently situated in the centre of the village where there is an adjacent public car park.

ENERGY PERFORMANCE FIGURES:

Former Ferryside Newsagents Shop



Apartment above former Ferryside Newsagents

Energy Efficiency Rating

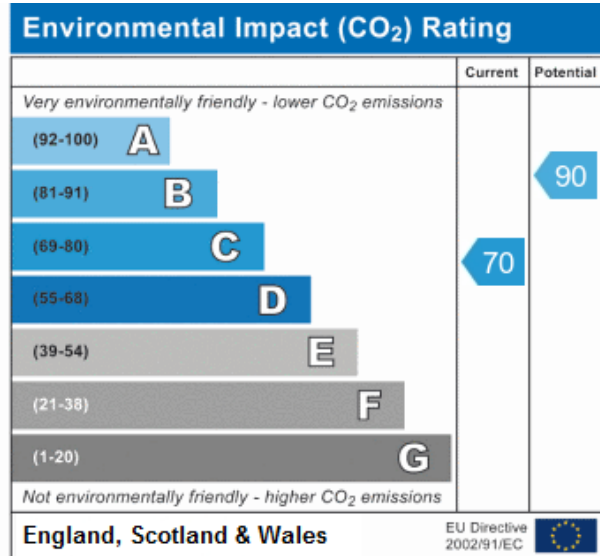
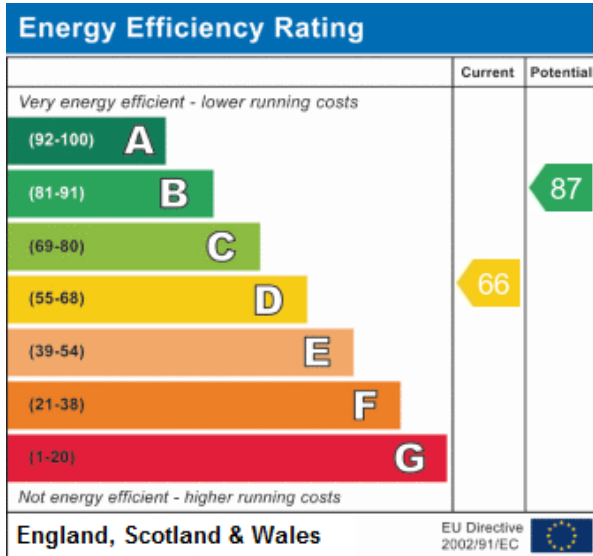
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
Flat above Ferryside Newsagents

Cottage adjoining former Ferryside Newsagents



Address:
Cottage adjoining Ferryside Newsagents

SERVICES: We understand that the property is connected to mains electricity, mains metered water and mains drainage. The entire property has newly installed UPVC double glazing, electric heating and hot water. No B.T. telephone line connected so the new owner would need to have this installed.

COUNCIL TAX: We are informed that the property is within Council Tax Band C. (Carmarthenshire County Council).

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:



By prior appointment only with **PROFILE HOMES**
 Tel: 01550 777790
 Email: contact@profilehomes.com
 Website: www.profilehomes.com

THE LOCATION:

Ferryside is a small seaside village situated near the mouth of the River Towy. This area is known as the Three Rivers Estuary of Carmarthen Bay as the rivers Taf, Towy, and Gwendraeth meet and enter the sea here. The town provides a primary school, general store, post office, newsagent, and doctor's surgery, village hall for events and functions, church, pub, restaurant and cafe, bus services, and railway station on the line from Carmarthen to Swansea. New community centre. The Three Rivers Hotel offers a restaurant and bar and incorporates a gym/fitness centre, spa facilities, and a heated indoor swimming pool (open to the public on a membership basis), as well as a business conference room. There is a sailing club, delightful sandy beaches, and coastal walks with wonderful views, including Llansteffan castle across the bay. Ferryside was named after an ancient ferry route that once crossed the estuary from here to Llansteffan. It grew up as a fishing village, but really developed after the arrival of the railway in the mid-19th Century. This estuary area has always been well known for its cockle beds and Ferryside was at the centre of the cockling industry in past times. Nowadays commercial cockling is strictly governed. It is a lovely area for bird-watching both in the countryside and along the coast, especially in the winter months when numbers are boosted by arrivals from colder climates to feed in the rich mudflats and salt marshes. The village is connected to the National Cycle Network.

This is a region rich in history and wildlife, with gently rolling countryside, golden beaches, romantic medieval castles, and opportunities for walking, riding, fishing, bird-watching, sailing, and golf, and there are numerous places of interest to visit. The ferry, (amphibious boat), has very recently been re-instated to take people across to Llansteffan. More information can be found on www.carmarthenbayferries.com .

Llansteffan is directly across the Towy estuary from Ferryside, but is 16 miles away by car, with two pubs, a boat club, a beautiful sandy beach, and the impressive remains of a 12th Century Norman castle on the headland overlooking the water and enjoying stunning views as far as the Gower Peninsula. This is also an ideal place to enjoy walking, bird-watching, fishing, and sailing. The lovely Scott's Bay is just around the headland and can be reached along a scenic cliff footpath. St. Anthony's well, which was said to have healing waters, is on the hilltop above the beach. **Laugharne** is also across the water westerly, situated on the Taf estuary, but 20½ miles distant by car. This distinctive town has its own beach and Norman castle ruins. Laugharne became renowned for being home to the poet Dylan Thomas, who penned "Under Milk Wood" at the Boat House. He is buried in the local churchyard with his wife Caitlin. The town offers a variety of good restaurants and hostels – including Brown's Hotel where Dylan Thomas held court.

Kidwelly is 3½ miles from the property south-easterly, with a primary school, doctor's surgery, post office, library, small supermarket, newsagent, cafes, pubs, and a railway halt on the West Wales line. This is a small, historic town, believed to date back to c.1115, and dominated by an imposing, well preserved early 12th Century Norman castle, built in the reign of King Henry I, and overlooks the tidal lower reaches of the Gwendraeth Fach river. (The castle was notably depicted in a watercolour painting by the great artist J.M.W. Turner.) The town also has a fine Norman church. On the northern outskirts of the town is Kidwelly Museum, displaying machinery and tools used in the former tinsplate works (1737 to 1941) and former coal mining and brick manufacturing industries important to the region in bygone times. Kidwelly offers natural coves, woodland, and a nature reserve. There are public footpaths and planned walks around the area and the town is connected to the National Cycle Network.

Ffos Las Racecourse & Conference Centre is less than 7 miles or so from the property south-easterly, in a lovely setting near Trimsaran (between Llanelli and Carmarthen), with rural views across the Gwendraeth valley. This is Britain's newest racecourse, for both National Hunt and Flat fixtures, opened in June 2009, having excellent facilities for race-goers and being an exciting venue for conferences, hospitality and events.

Carmarthen is 8½ miles north of the property, the ancient county town and administrative centre combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Debenhams, Next, Marks & Spencer, Monsoon, Curry's, Tesco, Argos, etc., and there is a Multi-screen Cinema, along with pubs, clubs, hotels, restaurants, theatre, art galleries, leisure centre, swimming pool, schools, University college, West Wales General Hospital, heritage centre, and county museum. The railway station is on the West Wales line (for Pembrokeshire and to Swansea-Cardiff-Bristol-London), and main roads radiate out to all regions, including the A40, A48/M4-link road, A484 and A485. Carmarthen stands on the meandering Towy river just before it begins its 12 mile estuary down to the bay – recognised as a fine strategic site by the Romans, who built a fort here around AD77 and founded the town of Moridunum (situated in the eastern part of Carmarthen).

The National Botanic Garden of Wales is near Carmarthen, and is set in the former 18th Century park of Middleton Hall, boasting the renowned Great Glass House designed by Norman Foster, boasting its own Mediterranean climate. This is a famous centre for botanic science, helping to conserve some of the world's rare plants, with a variety of gardens, nature attractions, and superb country views to enjoy.

Burry Port is 9 miles south-easterly, situated along the estuary of the river Loughor, (the Burry Inlet), on the sweeping coastline of Carmarthen Bay, with Pembrey Mountain gently rising behind the town. Burry Port boasts an attractive harbour and picturesque lighthouse, together with good local amenities including a selection of individual shops and businesses, banks, post office, convenience stores, schools, library, sports centre, police station, doctor's and dentist's practices, optician, chemist, pubs, restaurants and eateries, and a railway station. The large harbour was originally built to replace the old Pembrey harbor, (a short way down the coast), in times when coal from the Gwendraeth Valley was exported here. Nowadays the harbour offers an attractive leisure marina, ideal for sailing and fishing, and a lovely place to take the sea air.

Llanelli is 11½ miles or so south-east of the property, an attractive town on the Burry Inlet, and well known for its proud rugby tradition. This is the largest town in Carmarthenshire, and has a number of satellite villages collectively known as "Llanelli Rural". The town provides good shopping amenities with various supermarkets including Iceland, Asda, and Tesco, and a large covered market, (the origins of the marketplace date back to the 13th Century), schools, F.E. college, theatre/cinema, pubs and restaurants, railway station, medical and dental services, and general hospital. There is a leisure centre with swimming pool, spa and sauna facilities, sports hall, squash courts, gymnasium, etc., and also an indoor bowls centre. The town has a railway station on the West Wales line, and is linked to the M4 via the A4138 road.

The Millennium Coastal Park opened in 2002 is on Llanelli's shoreline, and offers extensive beaches, dunes, salt marshes, a water sports centre, fishing lakes, woodlands, public arts and visitor centre, superb views, and a long connecting footpath and cycle track, (the Millennium Coastal Path and Cycle Route). Some 2,000 acres of neglected wasteland was reclaimed along with about 13 miles of coastline to bring back the natural seashore environment for people to enjoy and is now a wildlife nature conservation reserve at the edge of the Loughor Estuary (Burry Inlet), with marshes, lakes, and reed beds alive with wildlife.

Swansea, the second largest city in Wales, is 24 miles south-east, with The Wales National Swimming Pool, (Olympic-size), theatres, concert halls and museums, bus and railway stations, and a vibrant night life serviced by numerous clubs, bars, cafes and restaurants. Beautifully situated on the sweeping Swansea Bay shoreline, the city has sandy beaches with safe bathing, an excellent Yachting Marina and Maritime Quarter, numerous waterfront bars and eateries, museums, art galleries, the National Literature Centre, (dedicated to Dylan Thomas, who was born in Swansea), and an observatory. Swansea has a number of fine public parks, including the extensive Clyne Gardens & Country Park with follies, streams, bridges, and a castle, as well as superb views across the bay, and Singleton Park which has a Swiss Cottage, Boating Lake, and Botanical and Herb gardens.

The Gower Peninsula juts out to sea between Llanelli and Swansea, the first designated "Area of Outstanding Natural Beauty" in Britain, (in 1956), a region rich in history, nature reserves, glorious landscapes and vistas, with a magnificent coastline that includes wildlife estuary seashores, sweeping sandy bays, secluded coves, and dramatic limestone cliffs. The popular Gower resort of **The Mumbles** is about 26 miles distant and **Worms Head** is 35 miles away near the ever popular and famous **Rhossili Beach**.

NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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