



## 4 Llys Holcwm, Ferryside, SA17 5SY

**Offers in the region of £209,950**

Situated in a quiet cul-de-sac in the popular coastal village of Ferryside, this well-presented three-bedroom semi-detached house offers comfortable and versatile living, ideal for families, first-time buyers, or those looking to enjoy life by the sea.

The property is conveniently located within walking distance of local amenities, including shops, the beach, train station, and primary school. Accommodation which has the benefit of oil central heating and double glazed windows briefly comprises three bedrooms and family bathroom on the first floor. Spacious living/dining room with plenty of natural light, well-appointed kitchen, handy cloakroom (WC) on the ground floor.

Integral garage with potential for conversion (subject to consent) & driveway parking to the front

Attractive south-facing rear garden, mainly laid to lawn – perfect for enjoying sunny days and outdoor dining.

This lovely home offers a great balance of space, location, and potential, all in a sought-after village setting near the Carmarthenshire coast.



## LOCATION

Ferryside (Glan-y-fferi) is a small coastal village in Carmarthenshire, located where the River Tywi meets Carmarthen Bay, with views across the estuary to Llansteffan. Once a fishing and ferry village, it retains a peaceful, community-focused atmosphere with a mix of permanent residents and holiday visitors. It offers a sandy beach, scenic walks, and abundant wildlife, especially estuary birds, and lies on the Wales Coast Path. The village has basic amenities including a primary school, small shops, cafés, a pub, a hotel, a railway station, and a seasonal ferry service. Historically significant, Ferryside was the first UK village to switch to digital TV and has roots dating back to medieval ferry crossings. Its quiet charm, natural beauty, and links to nearby Carmarthen make it a picturesque and tranquil place to live or visit.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY

Approached via a side entrance door with radiator and stairs to first floor. Doors off to.....

LIVING /DINING ROOM 14'7" max x 15'11" (4.46m max x 4.87m)



An L Shaped room with French doors to rear garden and window to rear, radiator and understairs storage.



KITCHEN 11'8" x 7'8" (3.58m x 2.36m)



Fitted with a good range of wall and base units incorporating a 1.5 bowl single drainer sink unit, electric oven, hob and extractor over, space for a fridge/freezer, cupboard housing the 'Worcester' oil boiler, radiator and window to front elevation.

### CLOAKROOM

With WC and wash hand basin.



**INTEGRAL GARAGE 18'4" x 7'4" (5.61m x 2.24m)**  
Roller shutter door and to the rear of the garage is a utility area with storage cupboard and space for tumble dryer as well as space and plumbing for washing.

## FIRST FLOOR

Landing with access to loft space (with ladder) and doors off to....

### BEDROOM 1 15'7" x 8'11" (4.77m x 2.73m)



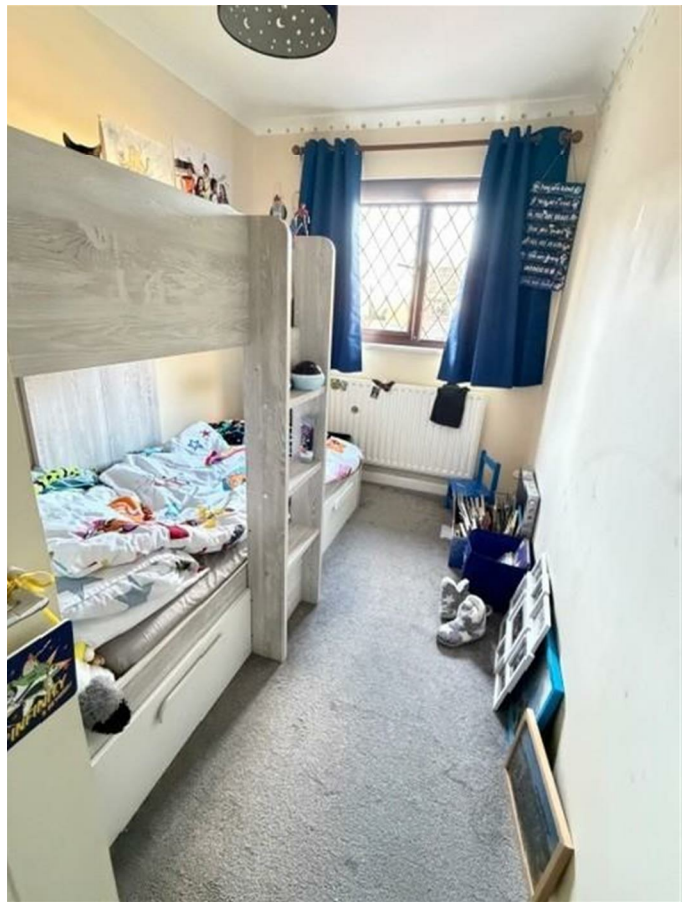
Window to front, radiator and built in storage cupboard.

### BEDROOM 2 11'6" x 9'2" (3.53m x 2.80m)



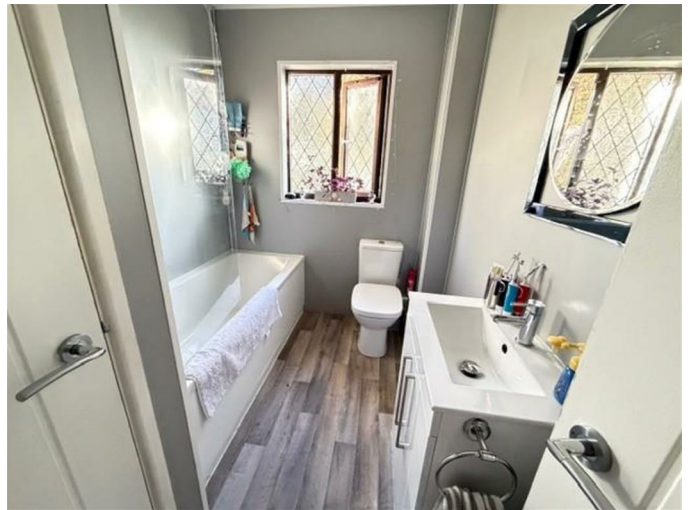
Window to rear and radiator.

### BEDROOM 3 11'0" x 6'2" (3.37m x 1.90m)



Window to front and radiator.

## BATHROOM



Panelled bath with shower over and screen, WC and Vanity unit, shaver point and light, window to rear and airing cupboard.

## EXTERNALLY



To the front of the property, there is off-road parking. Gated side access leads to a fully enclosed, south-facing rear garden, offering a good degree of privacy. The garden features a small patio area ideal for outdoor dining, a neatly lawned area, and a garden shed providing useful storage space.



## SERVICES

Mains water, electric and drainage. Oil central heating

## COUNCIL TAX

We are advised that the Council Tax Band is D

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

## OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

## CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

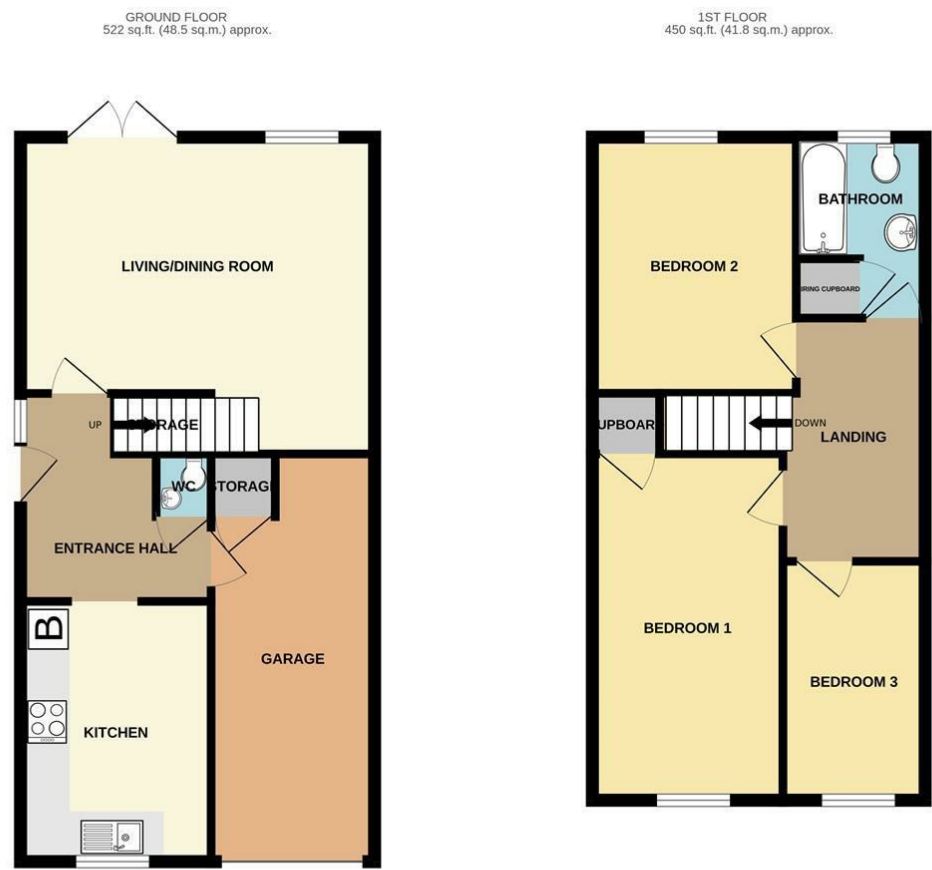
Telephone Number 01267 240002

Out of Hours 07572310493

e mail [sales@bj.properties](mailto:sales@bj.properties)

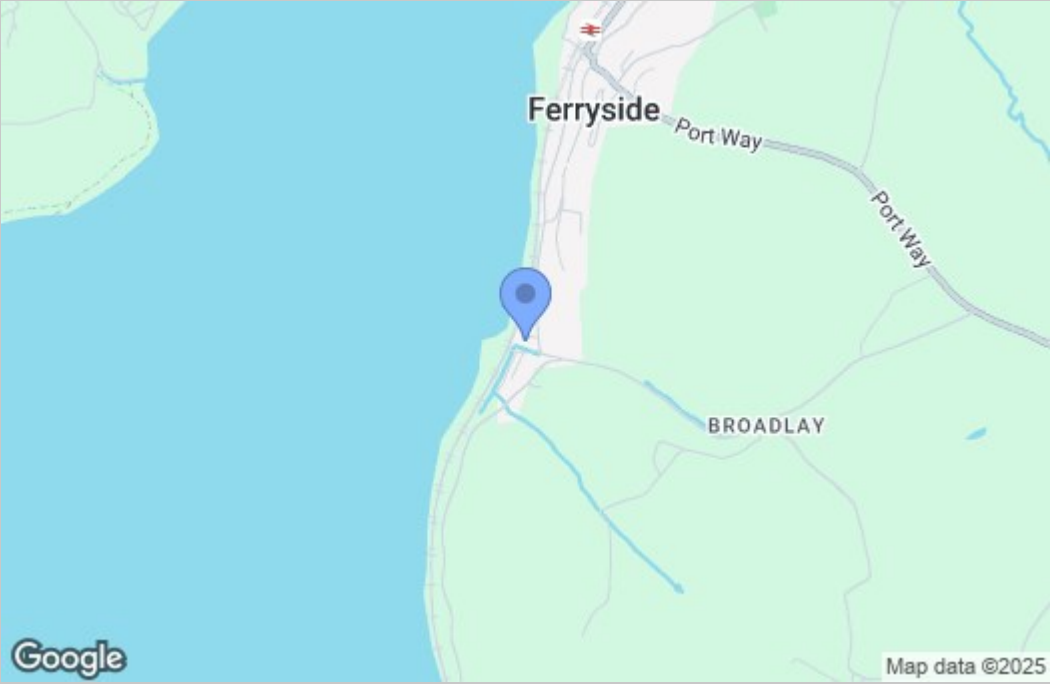


Floor Plan

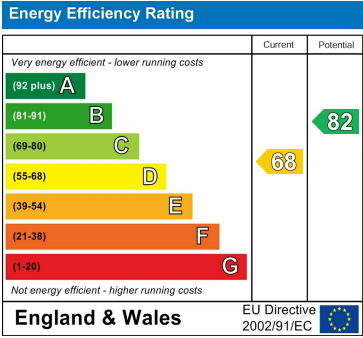


TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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