

Ref: 0bea03

2 Beachside Cottage, Ferryside, Carmarthenshire, SA17 5SF.

An exceptional and beautifully presented beachside 3 bedroom residence a few yards from Ferryside beach. Fabulous views across the Towy estuary to Carmarthen Bay taking in the majestic Llansteffan Castle. Railway station a 5 minute walk and easy commute to Carmarthen, Swansea and further afield.

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



This truly exceptional house was, we are informed, redeveloped in 2017. Located on Carmarthen Bay it has fabulous sea views across Ferryside Beach and over the estuary to Llansteffan castle and beyond. This property offers you a beach literally on your doorstep. In the agents opinion this desirable house is very well suited as a family home or weekend retreat, and because of its fabulous position, an exceptional holiday let.

House Accommodation: - Ground Floor: Entrance Hall, Cloakroom, Open-Plan Kitchen Dining Room, Two Bedrooms. First Floor: Large Lounge with a Balcony, Principal Bedroom with En-Suite Shower Room and a Family Bathroom. (EPC D).

Externally: - Allocated Private Parking. Small private gravelled rear courtyard with Storage Shed/Workshop.

Location: - Ferryside is a vibrant village near the mouth of the River Towy, offering local facilities including a primary school, C.K's general store, coffee shop and village hall. The village also has a hairdressing salon, community centre, a hotel with a heated indoor swimming pool, (open to the public on a membership basis), a pub, and a nearby yacht club, (membership of which allows free parking). There are superb walking opportunities along the dog friendly sandy beach where you can take in the scenic surroundings and seaside wildlife. The local railway station provides easy links to Carmarthen, (8 miles away), and Swansea, (24 miles away), there is also a direct line to Paddington, making it a convenient location for both residents and holidaymakers alike.

Price Guide: £475,000

THE RESIDENCE:

Ground Floor –

- ENTRANCE HALL:** 16' x 4' max. The front door leads into the entrance hall which has Beech wood effect flooring, feature wood and glass turning staircase to the first floor with a spacious understairs cloaks and storage area.
- CLOAKROOM:** Vanity unit wash hand basin and low level W.C. Tiled floor.
- OPEN-PLAN DINING ROOM & KITCHEN:** Dining Room: 15'4" x 8'8". Window to the front and wide archway opening through to the kitchen. Beech wood effect flooring.
Kitchen: 11'8" x 9'. Range of wall and base units with 1½ bowl sink and wood effect work surfaces, built in and concealed fridge and freezer, dishwasher and washing machine. 'Rangemaster Infusion' range style cooker with an induction hob and chimney hood style extractor fan. Ceiling downlights and Beech wood effect work surfaces. Half glazed external rear door and adjacent window.
- BEDROOM 2:** 10'2" x 9'8". Built in double wardrobe. Window to the side aspect and wood effect flooring.
- BEDROOM 3:** 14'10" max. x 8' 4". Window to the front aspect, two built in cupboards with hanging and storage space. Wood effect flooring.

First Floor –

- LOUNGE & BALCONY:** 18'3" x 18'2". A very impressive triple aspect room with patio doors leading out to the front balcony where you can sit and enjoy the fabulous views of the beach and estuary. Two further windows again with amazing views. Multi fuel stove on a slate hearth which gives this spacious room a lovely warm and cozy ambiance. Ceiling downlights, wood effect flooring and door to the inner landing.
- INNER LANDING:** Doors to the principal bedroom suite and the family bathroom:-
- PRINCIPAL BEDROOM:** 12'2" x 11'8". Superb views from the front window across the estuary out to Carmarthen Bay. Two built in cupboards with hanging space and storage.
- EN SUITE SHOWER ROOM:** 6'5" x 5'6". Shower enclosure with electric power shower, pedestal wash hand basin with mirror fronted medicine cupboard over, low level W.C. Heated towel rail, extractor fan, ceiling downlights and tiled floor. Velux style roof window to the rear.
- BATHROOM:** 8'10" x 5'6". P shaped bath with shower over, pedestal wash hand basin, low level W.C., heated towel rail. Mirror fronted medicine cupboard, tile effect flooring, ceiling downlights and extractor fan.

Floorplans on page 3.

EXTERNALLY:

The property has an allocated parking space to the front of the residence and opportunities for further parking close by at the yacht club, membership of which we understand is £10 per annum and includes free parking.
At the rear, accessed from the kitchen and from the parking forecourt, there is a graveled and paved area which accesses a storage shed/workshop and from here a small communal utility area

THE APPROACH:

The property is a stone's throw from the village centre, across the railway line level crossing from where you turn left onto a graveled driveway which leads to the property.

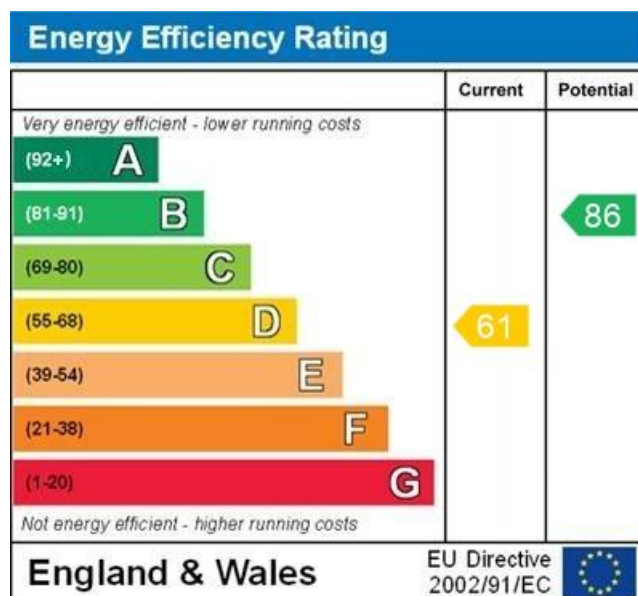
FLOORPLANS



2, Beach Cottages, Ferryside SA17 5SF

Total Area: 116.3 m² ... 1252 ft²
All measurements are approximate and for display purposes only.





- SERVICES:** We understand that the property is connected to mains electricity, mains metered water and has a shared private drainage system. Heating provided supplied by the Heatstore Electric radiators. A telephone line is understood to be connected and should be available to purchasers subject to the usual transfer arrangements. Fibre 1 broadband is available.
- COUNCIL TAX:** We are informed that the property is within Council Tax Band E. (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:

What3words - <https://w3w.co/radically.building.abode>

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 village provides a primary school, general store, coffee shop, community centre, village hall for events and functions, church, pub, restaurant and cafe, bus services, and railway station on the line from Carmarthen to Swansea and a direct line to Paddington. 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 (membership £10 per annum which allows membership free parking), delightful 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), will 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 3 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 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 tinplate 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 8 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 Next, Marks & Spencer, Curry's, Tesco, Morrison's 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.

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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