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LONDON



Parc Y Bryn Broadlay, Ferryside, SA17 5UB

- **TWO DETACHED HOUSES**
- **FOUR BED EDWARDIAN HOUSE**
- **ESTUARY VIEWS**
- **NO ONWARD CHAIN**
- **PERIOD CHARM WITH MODERN CONVENiences**
- **0.7 ACRE PLOT (approx)**
- **SEPARATE THREE BEDROOM COTTAGE**
- **LANDSCAPED GARDENS**
- **HEATING - OIL**
- **EPC - D & C**

£850,000



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Parc Y Bryn is a striking Edwardian residence with a detached three-bedroom cottage, all set within a beautifully landscaped 0.7-acre plot (approx) enjoying stunning estuary views. Lovingly restored and thoughtfully updated by its current owners, the property preserves its original character while benefiting from extensive modern improvements. Works include the reconfiguration of the kitchen to create a bright, open-plan living space, the addition of a pantry and laundry room, and the creation of an inviting outdoor seating area. Practical upgrades which were completed in the last three years, include new oil boilers in both the main house and cottage, a new electric fuse box in the pantry, freshly painted and skimmed walls and ceilings using Farrow & Ball paint, and a state-of-the-art security system. The property also benefits from fibre broadband and O2 and Vodafone boosters, ensuring full mobile phone signal coverage throughout.

Offering a blend of period charm and modern conveniences, Parc Y Bryn presents an outstanding lifestyle opportunity. Its incredible and adaptable accommodation, stunning views, and close proximity to the coast make it a truly exceptional property. With no onward chain, this magnificent home is ready for its next chapter.

EDWARDIAN HOUSE...

Ground Floor

A charming portico entrance opens into a welcoming porch, leading to an elegant reception hall adorned with beautiful reclaimed Spanish floor tiles. The hall provides access to two well-appointed reception rooms and downstairs W/C. The living area on the left features engineered oak flooring, custom-built cabinetry from the same company that designed the kitchen, a stylish fireplace, built-in display shelving, and a bay window overlooking the lush gardens and estuary. On the right, the second reception room—previously used as a very nice home office—also benefits from engineered oak flooring.

The heart of the home is the expansive kitchen/dining/living space, where internal walls were removed to create a bright and airy environment, ideal for contemporary family living. The bespoke, handcrafted kitchen, made from high-quality tulip wood, features Miele appliances, a Wolf induction hob on the island with a retractable extractor (operated via a remote in the right-side drawer), a Quooker tap providing hot, cold, and filtered water, and a dishwasher installed at eye height for added convenience. Quartz worktops and an Egyptian limestone floor extend throughout the kitchen, laundry, and pantry. The seating area near the windows also incorporates clever storage solutions. A separate utility room provides additional storage, a traditional pulley 'Sheila' maid for drying, and underfloor heating (which extends throughout the kitchen and laundry areas, except in the pantry). Double half-glazed doors open seamlessly onto the rear garden.

First Floor

A grand staircase leads to the first-floor landing, where engineered oak flooring extends throughout. The four bedrooms include two front-facing rooms with bay windows and bespoke hand-built wardrobes (crafted by the same company that designed the kitchen, ensuring exceptional quality and durability) which also light up when opened, a rear-facing third bedroom, and a fourth smaller bedroom/study. A luxurious bathroom, featuring a roll-top bath and separate shower, completes this level.. There is also potential to extend into the attic, offering an opportunity for additional accommodation.

DETACHED COTTAGE...

Positioned within the grounds, the detached three-bedroom cottage is currently utilized as a successful holiday let. The ground floor boasts an inviting open-plan kitchen/dining/living space with a beamed ceiling and a cozy wood-burning stove, perfect for those quiet evenings in after a day spent exploring the wonderful coastline. A door from the kitchen leads out to the rear of the property and the lawned garden. The first floor features three double bedrooms, a family bathroom, and access to an impressive, elevated decked balcony. The cottage is offered fully furnished, ensuring a turn-key investment for holiday letting or for multi-generational living.

STEP OUTSIDE...

The property is approached via a gated, sweeping driveway leading to an ample parking area. The beautifully landscaped gardens include expansive lawns, mature trees, apple trees, flower borders, and well-established hedging. Raised vegetable patches provide an opportunity for homegrown produce, while multiple seating and patio areas—including an eye-catching stone half-circle by the main entrance—offer perfect spots for relaxation and entertaining.

For convenience, a Husqvarna robotic mower (included in the sale) ensures effortless lawn maintenance. Additional outbuildings provide excellent storage or workshop space, and a covered carport is located beneath the cottage's raised balcony area.



LOCATION

Ferryside is a charming coastal village situated on the scenic Towy Estuary, offering a perfect combination of rural tranquility and seaside living. Steeped in maritime history, this picturesque village enjoys stunning views across the water to Llansteffan, with its iconic castle perched on the hillside. The unspoiled beach, excellent coastal walks, and access to water-based activities make Ferryside a haven for outdoor enthusiasts. Despite its peaceful setting, the village is well-connected, featuring a direct rail link to Carmarthen and beyond, as well as easy access to the A40 and M4. With a friendly community, a local pub, cafe and shop, and a highly regarded spa hotel, Ferryside provides an ideal balance of relaxation and convenience—making it an attractive location for both permanent living and holiday retreats.

DIRECTIONS

Head west on Dark Gate towards Heol Y Felin/Mill St, then continue onto Lammas St. Follow Lammas St for 0.2 miles before turning left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242, then the 1st exit onto A40. At Pensarn Roundabout, take the 3rd exit onto A484 and continue through several roundabouts, always staying on A484 for about 7.6 miles. Turn right and drive for 1.2 miles, then turn left and continue for another 1.6 miles. Turn right onto Port Way and drive for 0.7 miles before turning left. After 0.4 miles, turn left again, then make a quick right and continue for 440 feet to reach your destination in Ferryside. What three words - //repeating.spark.purple

GENERAL INFORMATION

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VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band F

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only.

Dimensions are approximate. NOT TO SCALE.

CFP/CFP/02/25OK REM

LOCAL AERIAL VIEW



