

Ref: 0tyc27

Ty Cyntaf, Caradog Court, Ferryside, Carmarthenshire, SA17 5RR

**Exceptional, Beautifully Presented, Very Spacious 4 Bedroom Residence with Glorious Views across the Towy Estuary to Llansteffan Castle and beyond. Desirable Location on the outskirts of a small Coastal Village and within walking distance of the beach. Easy Commuter Travel by Road & Rail.**

Carmarthen 8½ miles with A48/M4-link, Llanelli 11½ miles, Swansea 24 miles



This superb detached family home was, we believe, built about 17 years ago on a select development of individual properties in an elevated area of Ferryside. It enjoys wonderful views across the Towy estuary and the sea beyond, and Llansteffan's medieval castle.

The house offers beautifully presented, light and airy, welcoming accommodation with spacious rooms and has the benefit of oil-fired central heating and wood-effect uPVC double glazing.-

Accommodation: Ground Floor: Very large Lounge with access to a Balcony, Dining Room, Living Room also having access to the Balcony, excellent fitted Kitchen/Breakfast Room, Utility Room, Laundry Room, and Study. Cloakroom. First Floor: Large Master Bedroom with En Suite, 3 further Bedrooms, and a family Bathroom. There is a sizable paved terrace and landscaped rear garden taking advantage of the enchanting panoramic coastal views. (EER: C).

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 which includes a hairdressing salon, hotel with heated indoor swimming pool (open to the public on a membership basis), pub, restaurant and cafe, 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 to visit within easy reach, including Kidwelly, Pembrey, Llansteffan and Laugharne, Ffos Las Racecourse, and the National Botanic Garden of Wales.

**Price Guide: £369,950**

## THE ACCOMMODATION:

With wood-effect uPVC double glazing and oil-fired central heating.

The views from the rear of the house over the Towy estuary to Llansteffan Castle and beyond are breath-taking.

### Ground Floor –

- MAIN ENTRANCE:** From the sloping driveway, steps lead down to the front entrance door. There is also a pathway suitable for wheelchair access.
- RECEPTION HALL:** 17' x 6'7". Partially glazed front door with full-height glass panel to one side opens into the entrance hall, with wood-effect flooring, turning staircase to the first floor, deep understairs storage cupboard, double glass-panelled doors off to the lounge and door off to the dining room.
- LOUNGE:** 30'2" x 15'10". Dual aspect with two windows to the side, and French doors to the rear balcony with fabulous estuary and castle views, leading on to the tiered gardens. Contemporary fireplace with wood-burner effect electric fire.
- DINING ROOM:** 10'4" x 10'4". Window to the front aspect. Wood-effect flooring, glass-panelled door into the living room and door off to the kitchen/breakfast room.
- LIVING ROOM:** 10'4" x 10'4". French doors to the rear balcony, again with sublime views.
- KITCHEN/BREAKFAST ROOM:** 17'4" x 15'9". Maple-effect wall and base units with concealed lighting under the wall units, granite-effect work surfaces, 1½ bowl composite sink unit with single drainer and mixer tap, tiled splashbacks, pelmet with ceiling downlights, Range style electric cooker with LPG gas hob and concealed extractor above, integral dishwasher and refrigerator, larder cabinets, central island incorporating breakfast bar and preparation area, wood-effect flooring, window to the rear looking across the patio and gardens to the seaside panoramas beyond. Door into the utility room and obscure-glass door to the front porch.
- UTILITY ROOM:** 17'4" x 6'4". Range of medium-oak fitted wall and base units, granite-effect work surface, combi oil-fired boiler serving the central heating and hot water system, wood-effect flooring, space for a fridge/freezer, door into the laundry room, and fully glazed external door to the rear gardens and patio.
- LAUNDRY ROOM:** 8'3" x 5'9" increasing to 9'8". Stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, medium-oak wall cupboard, ceramic tiled floor, door into the cloakroom and door into the study.
- CLOAKROOM:** White suite comprising W.C. and wash hand basin, tiled floor, half tiled walls, extractor fan.
- STUDY:** 9'8" x 9'8". Wood-effect flooring, double fully glazed French doors to the front aspect.

## **First Floor –**

Staircase from the reception hall leads up to a half landing with window to the rear looking out over the estuary, then continuing up to the first floor landing.

### **LANDING:**

Spacious landing with two windows to the front aspect and airing cupboard with shelving and radiator. The landing is L-shaped with doors off to three bedrooms in the first section, then doors to the family bathroom and the master bedroom suite in the second section.

### **BEDROOM 2:**

16' x 12'1". Window to the front aspect.

### **BEDROOM 3:**

12'11" x 8'8". Window to the side aspect.

### **BEDROOM 4:**

16' x 9' max. Window to the rear aspect, enjoying the beautiful views across the Towy estuary. Access to the loft.

### **FAMILY BATHROOM:**

16'8" max. x 10'4". White suite comprising Jacuzzi bath with shower attachment, pedestal wash hand basin with medicine cupboard, mirror and shaver point over. Close coupled W.C. Fully tiled corner shower cubicle with Triton electric shower unit. Extractor fan, chromium towel rail, partially tiled walls, obscure-glass window to the rear aspect.

### **MASTER BEDROOM 1:**

21'10" x 17'6" max. Dual aspect with window to the side and Velux roof light to the rear. Door into the en suite bathroom.

### **EN SUITE BATHROOM:**

17'8" x 7'2". White suite comprising panelled bath, pedestal wash hand basin, and close coupled W.C. Large corner shower cubicle with Respatex wall panels. Chromium towel rail, extractor fan, part tiled walls, ceramic tiled floor, and Velux roof light to the front aspect.

Ground Floor



First Floor



**EXTERNALLY:**

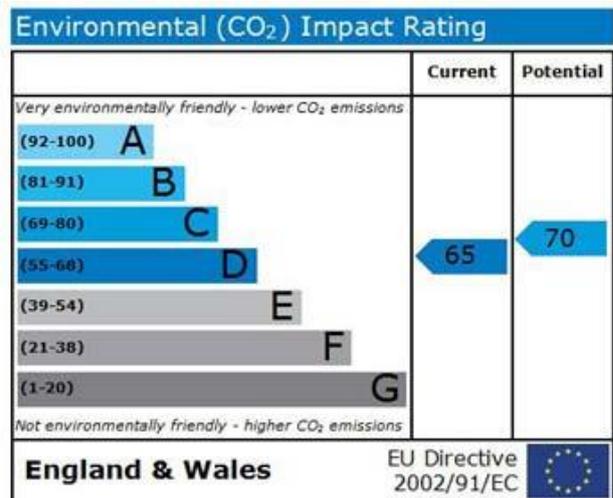
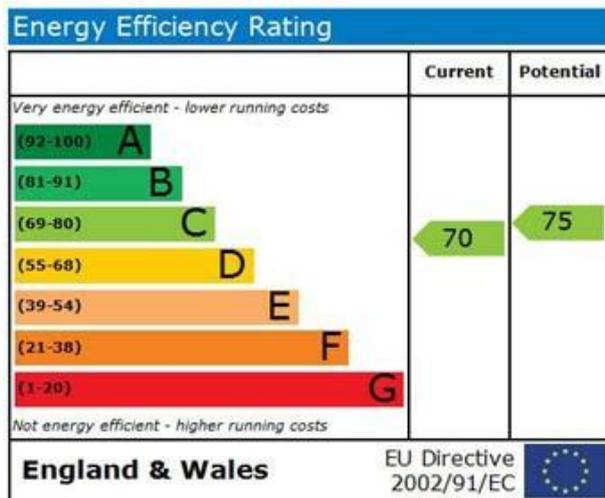
**THE APPROACH:**

The property is located in a select cul-de-sac (Caradog Court), which comprises attractive individual houses and luxury apartments. There is a tarmacadam driveway to the front of the residence with ample parking and turning space. Steps lead down to the front entrances together with a pathway suitable for wheelchair access. A pathway continues to the rear of the house and gardens.

**GARDENS:**

There is a large attractive balcony at the rear of the house, accessed from the lounge and the living room, which leads on to a spacious paved terrace with steps down to the delightful tiered gardens, most attractively landscaped with areas of gravel, shale, bark and lawn for ease of maintenance, enhanced by a variety of specimen shrubs and small trees. A more recently installed fence with pedestrian gate leads to the lower garden from where you can access the path to the village and beach. An extra special feature is of course the wonderful outlook across the Towy estuary, with views of the evocative Llansteffan castle on the opposite shore and glimpses of sailing boats and sea birds – endless hours of pleasure and sea air.

**ENERGY PERFORMANCE FIGURES:**



**SERVICES:**

We understand that the property is connected to mains electricity, mains metered water and mains drainage. The property has oil-fired central heating. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:**

We are informed that the property is within Council Tax Band “G” (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:**



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**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. The new community centre will include a hairdressing salon. 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 water. (The property has gated access to the footpath known as cliff walk.)

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-19<sup>th</sup> 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 only allowed occasionally. 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](http://www.carmarthenbayferries.com).

**Schools:** Ferryside has its own Primary School and secondary Schooling is in Carmarthen.

**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 12<sup>th</sup> 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 12<sup>th</sup> Century Norman castle, built in the reign of King Henry I, overlooking 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 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 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). Signs of the Roman occupation still survive and the remains of an amphitheatre are an attraction. A Celtic Welsh community lived here after the Romans left and the town was known as Caerfyrddin. Welsh is still widely spoken in and around Carmarthen. In the reign of Henry I, the Normans built a castle here, circa 1094, and a tower still remains overlooking the town and river. In the 16<sup>th</sup> and 17<sup>th</sup> Centuries Carmarthen was dependent mainly on the wool trade and agriculture. The town expanded in the 18<sup>th</sup> Century when the iron and coal industries became important, and the imposing Guildhall designed by John Nash dates back to those times. The grand County Hall is an early 20<sup>th</sup> Century building with the air of a French chateau, designed by Percy Thomas. In the summertime, the ancient art of coracle fishing can still be observed on the waterfront. According to legend, King Arthur's famous wizard Merlin (Myrddin) was born in a cave just outside the town, and the name of nearby Brynn Myrddin (Forest of Merlin) reflects the story. Carmarthen's 18-hole Golf Course is a few miles north of town. Carmarthen Showground is on the south-western outskirts, home to the Welsh Dairy Show.

**The National Botanic Garden of Wales** is near Carmarthen, 13 miles north-east of the property, set in the former 18<sup>th</sup> Century park of Middleton Hall, boasting the renowned Great Glass House designed by Norman Foster, with 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.

**Pembrey Forest Country Park** is 7½ miles south-east of the property, providing hundreds of acres of parkland and forestry with walks, nature trails and picnic areas, pony trekking, cycling, and a dry ski slope. The park adjoins the peaceful, sand-duned, 7 mile expanse of **Cefn Sidan Beach** stretching across the Pembrey peninsula south of the Gwendraeth estuary. Just north of Pembrey is a circuit for motor sports, autocross, go-karting, and 4x4.

**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 railway station. The large harbour was originally built to replace the old Pembrey harbour (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. Burry Port was headline news back in 1928 when Amelia Earhart became the first woman to fly across the Atlantic – she was a passenger in the first seaplane to cross the ocean non-stop, travelling from Newfoundland and landing on the Burry Estuary.

**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 13<sup>th</sup> 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 largely developed during the 18<sup>th</sup> and 19<sup>th</sup> Centuries around the coal mining, tinsplate and steel industries, but these were in decline by the 1970s. There are several buildings of architectural interest, including the impressive 19<sup>th</sup> Century Town Hall with its parapets and clock tower, and Llanelli House, a Georgian building dating back to c.1714. Parc Howard Mansion, built in 1885 and bestowed to the town in 1912, is home to a Museum and Art Gallery, in a parkland setting with botanical gardens. 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** is at Llanelli's shoreline, opened in 2002, offering extensive beaches, dunes, salt marshes, water sports centre, fishing lakes, woodlands, public art, 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 about 13 miles of coastline to bring back the natural seashore environment for people and wildlife nature conservation reserve at the edge of the Loughor Estuary (Burry Inlet), with marshes, lakes and reed beds where to enjoy.

**Swansea**, the second largest city in Wales, is 24 miles south-east, with plenty of shopping and leisure amenities, a large indoor market, schools and university, general district hospital, the Wales National Swimming Pool (Olympic-size), theatres, concert halls and museums, bus and railway stations, and a good night life with numerous clubs, bars, cafes and restaurants. Beautifully set on the sweeping Swansea Bay shoreline, the city has sandy beaches with safe bathing, an excellent Yachting Marina and Maritime Quarter, 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 from the property and **Worms Head** is 35 miles distant near **Rhossili**.

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**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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