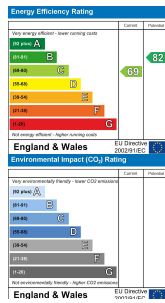


## Parc Y Bryn Lodge Broadlay, Ferryside, SA17 5UB

- DETACHED COTTAGE
- OPEN PLAN LIVING SPACE
- RAISED DECKED AREA
- WELL PRESENTED
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- WOODBURNER
- BEAUTIFUL COUNTRYSIDE VIEWS
- NO CHAIN
- EPC - C

**£375,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London







Parc Y Bryn Lodge is a beautiful detached three-bedroom cottage, with amazing countryside views.

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 directly to the outdoor area. 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.

Externally the property benefits from off-road parking, including a carport under the raised decked area, a lawned garden, perfect for alfresco dining overlooking the surrounding fields as well as workshop/outbuildings.

Its incredible accommodation, stunning views, and close proximity to the coast make it a truly exceptional property. With no onward chain, this wonderful property is ready for its next chapter.

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

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