

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Loons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**GENERAL INFORMATION** 

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.

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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.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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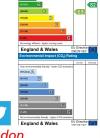




## Parc Y Bryn Lodge Broadlay, Ferryside, SA17 5UB

- 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

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The Agent that goes the Extra Mile

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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

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.