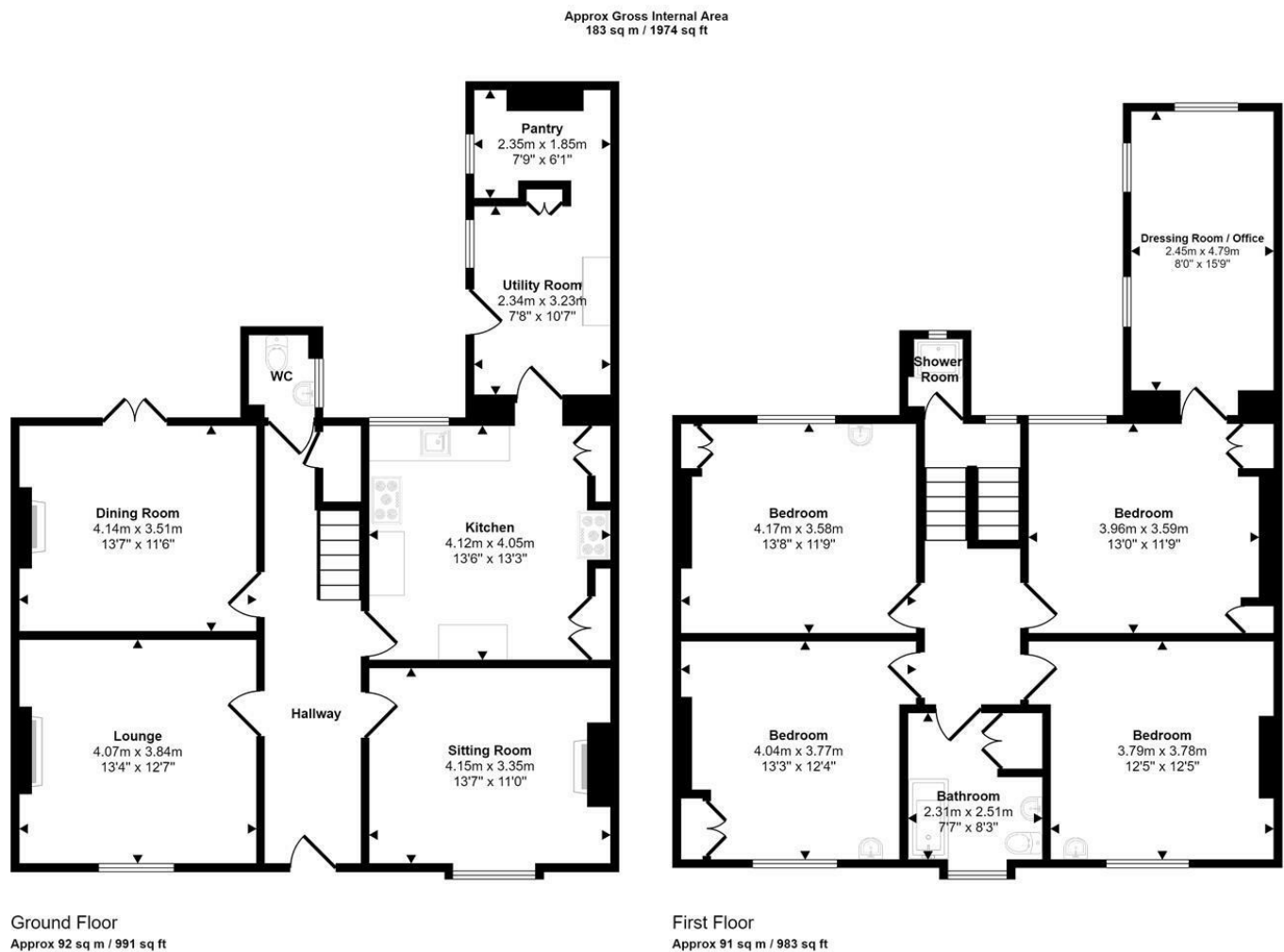




WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

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

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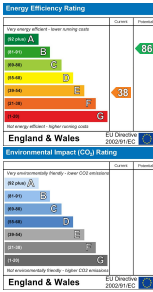


Delfryn The Cliff, Ferryside, Carmarthenshire, SA17 5SP

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- FRONT AND REAR GARDEN
- WALKING DISTANCE TO BEACH
- HEATING - OIL
- FOUR DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- INCREDIBLE ESTUARY VIEWS
- VILLAGE LOCATION
- EPC RATING - F

£550,000

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The Agent that goes the Extra Mile

We Say...

Welcome to this beautifully presented detached house, located on The Cliff in the picturesque village of Ferryside. With incredible views over the estuary, not only does this property have a very impressive interior, boasting three reception rooms and four double bedrooms but also front and rear gardens.

The property was once the home of the famous Welsh scientist, George Parry, who remains a significant figure in Welsh Industrial History. When he retired he moved to his favourite holiday spot, Ferryside, the house he built was called Steel Villa, as it was built from the profits of his research into steel. The house was renamed Delfryn when it was sold to a Welsh family after his death and can be translated as “a pretty hill”, or “an ideal”. George Parry’s grand memorial can still be found in the nearby churchyard of St Ishmael.

The property is full of charm and character and retains many original features including the servants’ bell box (in the kitchen, above the door) - the bell pushes are still visible in the downstairs reception rooms - look next to the fireplaces! The ‘morning room’ is the current dining room. The accommodation briefly comprises; an entrance hall with access to the cellar, living room with original fireplace, sitting room with original fireplace, dining room with French doors leading out onto the garden, kitchen/diner with working Rayburn, utility room, pantry (all of which have original flagstone flooring)and WC to the ground floor. Upstairs past the amazing original stained glass window there is a shower room on the half landing and then four double bedrooms, one of which has a further room off it which can be utilised as home office or could make a wonderful dressing room or potential en-suite and there is also a family bathroom, where you can lie back and relax and enjoy the views of the sun setting over the water.

Exterior and information about the area

Externally the property has a fantastic front garden which is mainly laid to lawn, with original entrance gate and railings, perfect for allowing the children (or dogs) space to run and place in a safe enclosed space. To the rear of the property the garden takes on a wonderful cottage garden feel with patio seating areas, planted borders and raised beds, a great space to get lost for hours. The rear garden is terraced and the top tier, is alongside the access road which runs to the rear of the property, subject to relevant planning and permissions this space could be utilised as off road parking, garage or garden room.

This house has so much to offer and really is an absolute gem, viewing is highly recommended to fully appreciate all it has to offer.

Ferryside or Glan-Y-Feri (in Welsh) is a beautiful fishing village with a vibrant community spirit. Located within 10 miles of the County town of Carmarthen this village has incomparable views over the Towy Estuary and Llansteffan. With many walks, events, and beautiful beaches, there is always something to do in this delightful village. Ferryside boasts a primary school, pub, restaurants, a spa hotel and has a lifeboat and yacht club. Ferryside has excellent bus links as well as a train station with trains running regularly between Fishguard Harbour and London Paddington. A village in which beauty once seen is never forgotten.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn right for Ferryside, Continue onto Carmarthen Rd, Continue onto Eva Terrace, Continue straight, Turn left, Continue on this road right, the property will be on your left. What3Words Reference; ///scribbled.costs.melts

GENERAL INFORMATION

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.
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/REM/05/24 OK REM

LOCATION AERIAL VIEW



