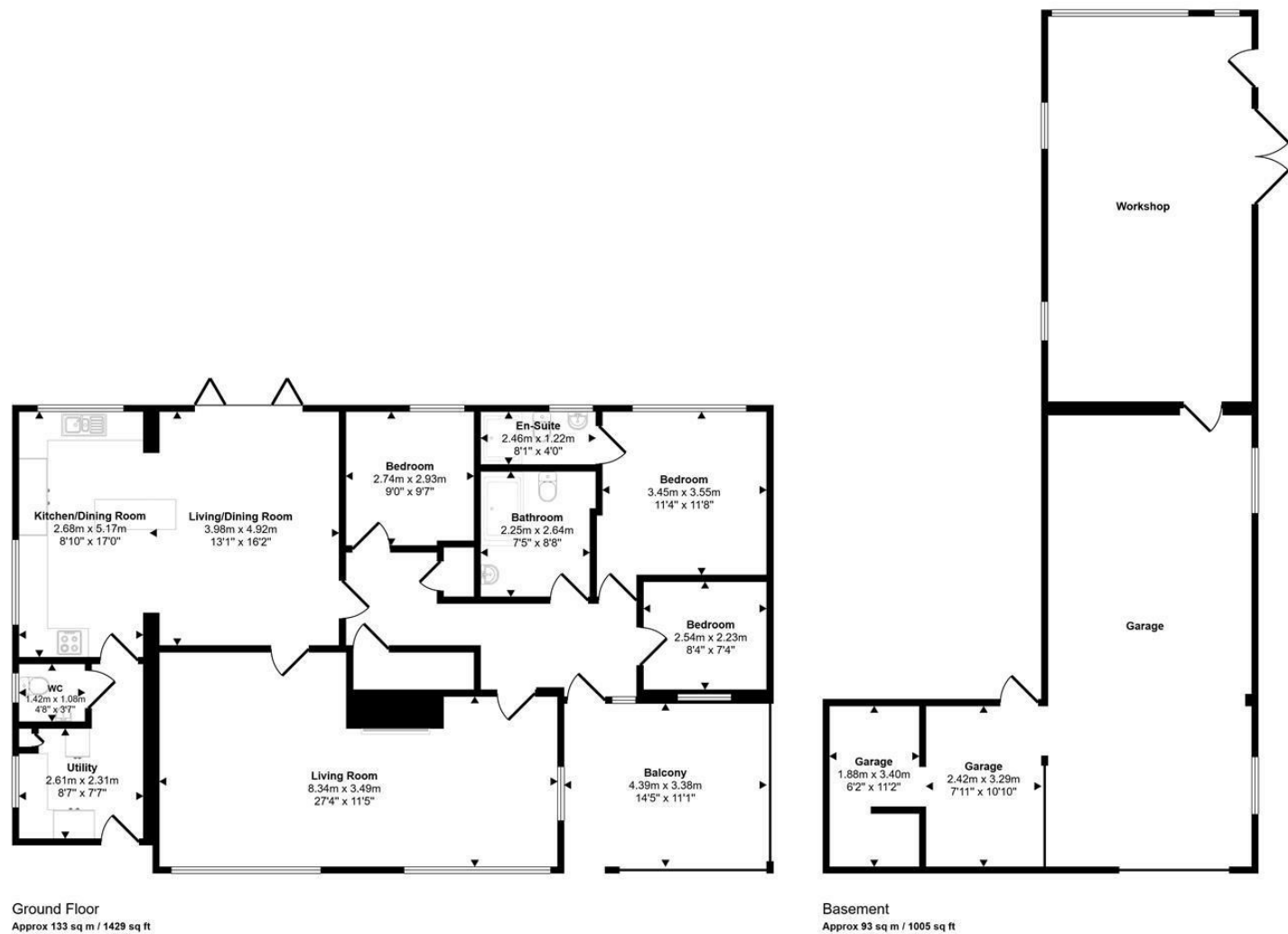


Approx Gross Internal Area  
226 sq m / 2434 sq ft



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. Icons 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.

TAX: Band E

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/03/25 OK REM

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

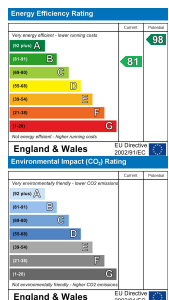


## Hafan Deg Broadway, Ferryside, Carmarthenshire, SA17 5YL

- DETACHED BUNGALOW
- CHAIN FREE
- OPEN PLAN KITCHEN/DINING/LIVING
- OFF ROAD PARKING
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- SEPARATE 8.3m (approx) LOUNGE
- GARAGE AND WORKSHOP
- EPC - B

Offers In The Region Of £425,000

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*The Agent that goes the Extra Mile*







**\*\*Chain Free Detached Bungalow with Workshop\*\***

Enjoying a truly idyllic location, this beautifully presented detached bungalow offers a perfect blend of comfort, flexibility, and breathtaking rural views. Thoughtfully designed throughout, the home exudes warmth and character, with a layout tailored to modern living.

At the heart of the property is a generously sized living room, measuring approximately 8.34m (27'4"), featuring a striking fireplace with a wood-burning stove—ideal for creating a cosy and inviting atmosphere. The adjoining open-plan kitchen and dining area, extending to around 8.05m (26'5"), is bright and sociable, with stylish cabinetry and bi-fold doors that open directly onto the garden, seamlessly connecting indoor and outdoor spaces.

The accommodation includes three well-proportioned double bedrooms, including a principal bedroom with a contemporary en-suite. A sleek family bathroom and a delightful balcony add further charm, offering the perfect vantage point to soak in the panoramic countryside views. The property also benefits from the comfort of underfloor heating throughout.

A standout feature is the basement area, which currently accommodates a garage and workshop. Accessible via an internal staircase, this area offers fantastic potential for conversion—whether as additional living space, a self-contained annexe, or a home studio—subject to the necessary consents.

Outside, the property boasts ample off-road parking and beautifully maintained gardens that provide a tranquil escape. For added convenience, a bus stop is located directly outside the property, making travel without a car simple and stress-free.

With its scenic setting, flexible layout, and incredible scope, this is a truly special home. Early viewing is highly recommended to appreciate all that it offers.



**DIRECTIONS**

From our office in Carmarthen, head west on Dark Gate towards Heol Y Felin/Mill Street and continue onto Llamas Street. After 0.3 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, then at the next roundabout, take the first exit onto the A40. At Pensarn Roundabout, take the third exit onto the A484 and follow it for 4.9 miles. Turn right and continue for 1.2 miles before turning left. After 1.6 miles, turn left onto Port Way, where your destination will be on the right. What three words reference - ///composed.deflation.jiggle  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.