



CARDIGAN
BAY
PROPERTIES

EST 2021

Parcmaenllwyd House, Kidwelly, SA17 5HZ

Offers in the region of £675,000





Parcmaenllwyd House, Llansaint, SA17 5HZ

- Uninterrupted sea views from Tenby to the Gower Peninsula
- Open-plan living with picture windows and modern finish
- Private garden with decking, pond, summer house and workshop
- Versatile second-floor suite ideal for guests or home office
- Located in West Wales with panoramic views over Carmarthen Bay
- Flexible five-bedroom layout with annex accommodation
- High-spec kitchen with composite granite worktops and island
- Master suite with freestanding bath and Juliette balcony
- Off-road parking for up to six vehicles
- EPC Rating : C

About The Property

Looking for a beautifully designed coastal home with flexible living and unforgettable views? This striking property in Llansaint offers sea-facing living across three floors, complete with a self-contained annex and a carefully landscaped garden setting.

Set in the coastal village of Llansaint, not far from Kidwelly and overlooking Carmarthen Bay, this is a home that quietly makes the most of its extraordinary setting. Designed around the idea of sea-facing living, the house presents flexible and adaptable space across three floors, including a self-contained annex and a layout that works for both day-to-day family life and longer-term guests. The location is striking, with views stretching from Tenby to the Gower Peninsula and as far as Lundy and Caldey Islands on a clear day. From the way the internal rooms have been arranged to how the external spaces have been landscaped, this is a house that always points back to the sea.

Approached via a private driveway, there's parking for up to six vehicles, with a storage container currently in place offering extra outdoor space for tools or bikes. The main garden sits below, reached by a short flight of steps, and laid out with gravel and paving to create a mix of textures. Raised beds, mature shrubs and low stone walling frame the edge of the plot, creating structure without distracting from the outlook. The whole setting is framed by the open sea, which remains visible from the house, garden and decking areas.

The front door opens into a small porch area and leads directly into the main living space – a single open-plan room that brings together the kitchen, lounge and dining areas. Finished with ceramic tiles throughout, the space has a cohesive and smart feel. At the front of the living room, two large picture windows look directly out over the sea. Whether it's sunrise over the Gower or the shifting light as the tide comes in, this outlook adds something to even the most ordinary days.

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Details Continued:

To one side of the room is the kitchen area, finished with composite granite worktops, matching mirrored splashback and a central island with integrated fridge drawers and breakfast bar seating. The design is modern without feeling stark, with a stainless-steel sink and drainer, eye-level ovens and a microwave, a ceramic electric hob sits beneath an extractor hood plus space for a large American-style fridge freezer. Patio doors open onto the front decking – a practical spot for outdoor dining with the sea beyond.

From the kitchen, a door leads through to the utility room. This space is both functional and well-finished, with further base units, a double Belfast-style sink, plumbing for a washing machine and dryer, and an airing cupboard. Off the utility is a separate wet room, with shower, WC and hand basin –

ideal for use after gardening or coming back from the beach. Beyond this, the rear sunroom is another bright space with bi-folding doors opening onto the garden and a separate access door leading to a small courtyard. This area creates a strong sense of indoor-outdoor flow, connecting the back of the house to its outdoor spaces and helping to spread light across the ground floor.

From the sunroom, there's direct access to the self-contained annex. This makes it ideal for use by guests, extended family or even as a separate rental opportunity. The annex includes a double bedroom, bathroom with shower over the bath, WC and hand basin, and a small kitchen-living space. The kitchen here is compact but well set up, with base units, an integral electric oven and hob, under-counter fridge and washing machine. The annex has its own separate

entrance with a walled garden space, offering a bit of privacy and independence without losing connection to the main house.

Details Continued:

Returning to the living space, a staircase leads to the first floor. This level includes three bedrooms and a family bathroom. Bedroom 3 is currently used as a home gym and has built-in storage cupboards. Bedroom 2 is a comfortable double, with a Jack-and-Jill door leading into the family bathroom. The bathroom is well considered and features a freestanding roll-top bath, a separate corner shower, WC and hand basin. The layout has been designed to balance visual style with daily practicality, with the link between bedroom 2 and the landing giving options depending on how the space is being used.

At the front of the first floor sits the master bedroom, positioned to maximise the sea views. Full-height glazed doors open onto a Juliette balcony, while the sleeping space leads into a walk-through dressing area and then into an en suite bathroom. The en suite is a highlight of the property, finished with a walk-in double shower and a deep freestanding bath. Again, it's the balance of views, function and atmosphere that stands out.

From the landing, a second staircase leads up to the top floor. This space is arranged as a suite – an open-plan area with a lounge space, sleeping zone and private bathroom. A full-height glazed apex window sits at the front, facing out to sea, with additional Velux windows drawing in natural light from above. The en suite bathroom has a double shower, WC and hand basin, and there's under-eaves storage built in. This level offers plenty of flexibility, whether used for older children, guests, home working or simply kept as a private space.

Externally

Outside, the garden has been arranged to create distinct spaces that all keep the focus on the outlook. There's timber decking off the main living area, another decked zone in the garden, a lawn, planted

beds and a feature pond. A garden workshop/shed and a summer house with electric offer further options for storage, hobbies or home working. There's also a standing stone set in the lawn – a subtle yet characterful addition that links the garden to the wider landscape. The annex has its own entrance and garden space, enclosed by stone walling and a timber gate. It feels tucked away without being disconnected, ideal for anyone wanting some independence.

Throughout the house, the design has been guided by the view. The use of glazing, the positioning of rooms, and the finish of the internal and external spaces all support that. Yet at the same time, it remains practical and considered – the kind of home that adapts with its occupants, with space for work, guests, family and more. The location in West Wales means the coast is always on hand, while the position in Llansaint brings the feel of village life. It's a corner of Carmarthenshire that still feels like a bit of a secret, but one that delivers something genuinely special – coastal living with space to breathe and room to grow. Llansaint itself offers a blend of rural village life and proximity to both Kidwelly and the Carmarthenshire coastline.

Kitchen

23'6" x 13'1"

Lounge

29'3" x 17'5"

Sun Room

20'9" x 19'4" I shape

Utility Room

16'9" x 11'7"

Wet Room

8'7" x 5'2"

Annex Kitchen/Lounge

18'9" x 9'2"

Annex Bathroom

6'7"x 6'5"





Annex Bedroom 4

16'1" x 11'5"

First Floor

Landing

13'2" x 5'11"

Bedroom 3

21'11" x 10'3"

Family Bathroom

12'7" x 8'11"

Bedroom 2

12'8" x 10'0"

Master Bedroom 1

17'6" x 10'3"

Dressing Area

17'6" x 5'3"

En-Suite

10'5" x 10'0"

2nd Floor

Lounge Area

26'11" x 11'9"

Bedroom 5 Area

22'4" x 13'3"

Shower Room

8'6" x 7'9"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: F - Carmarthenshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking - the driveway to the property is shared between three other properties

PROPERTY CONSTRUCTION: Traditional Build.

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central

heating

BROADBAND: Connected - TYPE - Superfast / Standard ***speeds - up to 77 Mbps Download, up to 20 Mbps upload *** Cable. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that they have shared right of way along the lane

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are none that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there is ground floor living accommodation and a wet room

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called

second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here –

<https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC – these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/TR/05/25/OK







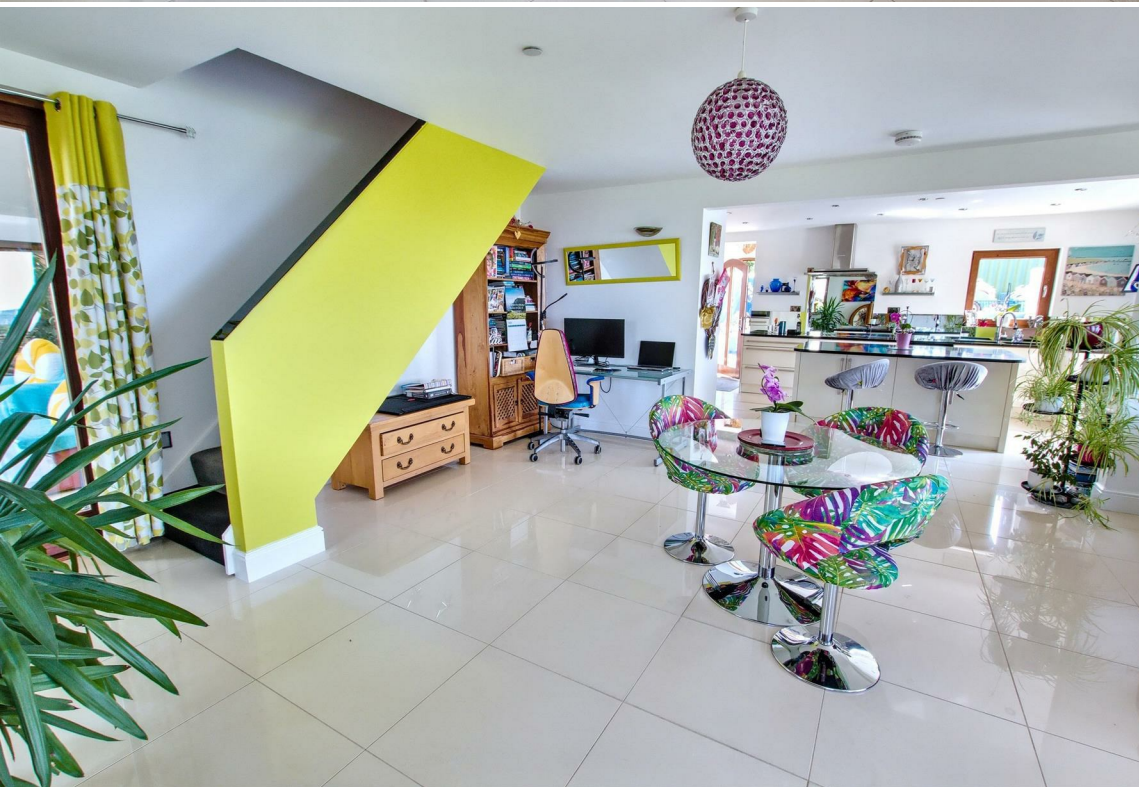






DIRECTIONS:

From Carmarthen, Drive along the A484 for 15 min (7.8 mi). Turn left and drive for 3 min (1.6 mi). Turn left onto Port Way 17 sec (0.1 mi), Continue on Heol Llansaint to your destination, 3 min (0.9 mi), Ferryside, Kidwelly SA17 5HZ What3Words: ///forkful.avoiding.swells





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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