

# Terry Thomas & Co

## ESTATE AGENTS



## Beachside

The Foreshore, Ferryside, SA17 5SF

Nestled in the village of Ferryside, this charming detached house offers a rare opportunity to own a slice of coastal paradise. Positioned directly on the beach, the property boasts breath taking, uninterrupted views of the sea and coastline, allowing you to enjoy the beauty of nature right from your doorstep.

As you approach the house, you will appreciate the convenience of two dedicated car parking spaces.

The landscaped gardens provide a serene outdoor space, perfect for relaxation or entertaining guests while soaking in the stunning surroundings.

Inside, the property is designed to maximise the spectacular views, creating a bright and airy atmosphere throughout. The unique location not only offers a tranquil retreat but also places you in the heart of Ferryside.

This home is ideal for those seeking a coastal lifestyle, whether as a permanent residence or a holiday retreat. With its enviable position and delightful features, this property is a true gem on the Welsh coastline. Don't miss the chance to make this idyllic house your new home.

**Offers in the region of £395,000**

# Beachside

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## Entrance

Composite double glazed stable door leading through to a light and airy open plan lounge/kitchen/dining/family room

## Lounge/kitchen/dining/family room

27'3" extending to 34'6" x 15'3"

narrowing to 10'7" (8.33m extending to 10.52m x 4.67m narrowing to 3.2)

Double aspect room having double glazed window to the 2 sides with extensive views over the beach and surrounding coastal scenery at the centre of Ferryside.

Kitchen area having a range of modern fitted base and eye level units with wood effect worksurface over the base unit incorporating 1 ½ bowl porcelain sink with mixer tap fitment, plumbing for automatic washing machine, space for fridge, 4 ring Logic induction hob and a fan assisted oven/grill, pull out extractor over the hob, Neff micro-oven. Wood grain effect flooring, LED downlighting, wall mounted energy efficient panelled electric heater.

Understairs storage cupboard with concealed mural door access feature. 10kw wood burner stove with feature Slate effect cladded walls to the rear. uPVC double glazed patio doors leading out to the timber deck patio area and gardens in turn.

## Shower room

7'5" x 3'11" (2.28m x 1.20m)

Fitted vanity unit comprising of a close coupled economy flush WC and

wash hand basin with chrome mixer infinity tap fitment, wall mounted chrome electric towel radiator and shower cubicle with an Aqua electric shower fitment, floor to ceiling tiled walls, wall mounted extractor and LED downlights.

Wide staircase leading to first floor with a uPVC double glazed window to rear.

## Landing area

Landing area which also serves as a home office area with a uPVC double glazed window to side, overlooking the beach and over to Llanstephan. 2 uPVC double glazed window to fore, wood grain effect flooring, wall mounted energy efficient panelled electric heater.

Doors leading off to family shower room and bedrooms.

## Shower room

6'9" x 5'6" (2.07m x 1.70m)

3 Piece suite in white comprising of a close coupled economy flush WC, wash hand basin fitted within a vanity unit having high gloss white door fronts, tiled splash back. LED downlighting, corner shower enclosure with an Aqua electric shower fitment, uPVC double glazed window to fore, wall mounted chrome electric towel radiator.

## Bedroom 1

9'7" x 6'9" (2.94m x 2.08m)

uPVC double glazed window to side overlooking the beach at Ferryside and over to Llansteffan and beyond the

Castle. Wood grain effect flooring, wall mounted energy efficient electric panel heater.

## Master bedroom

10'8" x 11'3" (3.26m x 3.43m)

Wood grain effect flooring, uPVC double glazed window to side with extensive sea views and coastal outlook, uPVC double glazed French doors with Juliet balcony with direct views over the beach and sea views.

Open way to a walk-in wardrobe which measures 2.98m x 1.22 uPVC double glazed window to side having coastal views and wood grain effect flooring.

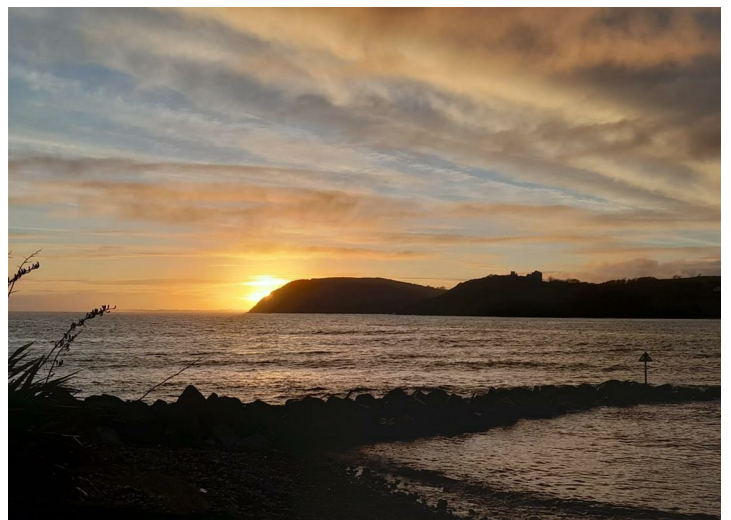
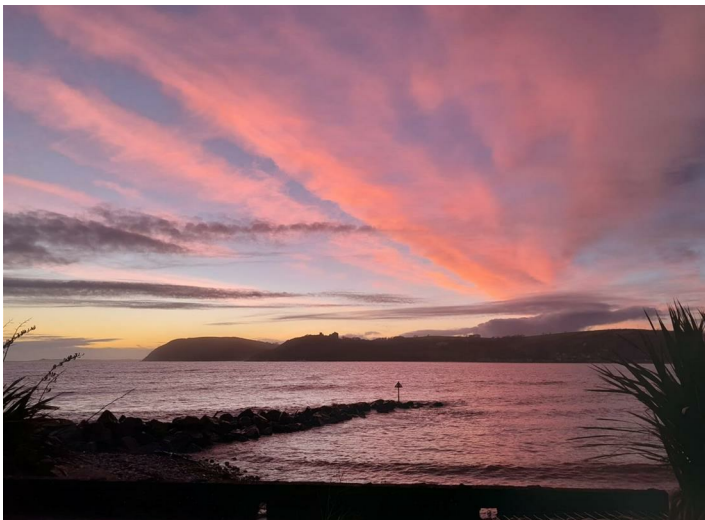
## Externally

Pathways/access ways to all sides of the property and to the side/rear there is a storage area, landscaped gardens with decorative slate and intersected by a natural stone pathway, a natural stone paved patio area leading on to a further timber deck patio area with a pergola and rustic boundary fencing and a feature decorative pebble stone gabion.















Floor Plan

**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:**

**Services:** Mains Water, electricity and drainage connected  
**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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