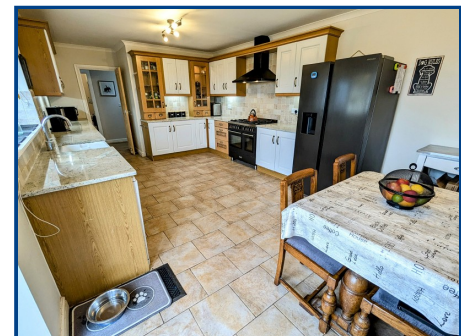




**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

Parc Y Gwenyn Broadway Ferryside Carmarthenshire.

Offers In Region Of **£449,000**



- Delightfully Positioned Detached 4 Bed Property
- Quiet Rural Spot & Stunning Country Views
- Spacious & Well Presented Family Sized Accommodation
- Self Contained 1 Bed Annexe & Air bnb Holiday Potential (STC)
- Hall, Living Room, Kitchen/Diner, 4 Beds (En Suite), Utility, Bathroom, WC
- Mature South Facing Rear Gardens & Large Driveway
- Attractive Patio To Relax & Enjoy The Lovely Views
- Converted Garage Providing Home Office/Craftroom
- ** Solar Panels included & Battery Storage**
- Only 5 Minutes Drive To Estuary Village Of Ferryside

General Description

A modern detached 4 bedroom (en suite) bungalow having a delightful rural location with stunning countryside views enjoyed, being only 2 miles from the popular estuary village of Ferryside. The property offers spacious family sized accommodation including master bedroom suite and large living room, with self contained 1 bed annexe ideal as holiday Airbnb (subject to consent) or music studio etc. Outside there is a good sized plot with mature gardens/patio to relax and converted garage now providing home office/craftroom.

EPC Rating: D59



Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Parc Y Gwenyn, Broadway, Ferryside, Carmarthenshire.

Property Description

**** EARLY VIEWING ADVISED, DON'T MISS OUT ****A superb opportunity to acquire a modern spacious family home, located within a lovely rural surroundings with stunning and far reaching countryside views. The property is easily accessible to a range of amenities and is ideally suited for those wishing to enjoy the country living in a well presented and flexible property.

The accommodation provides entrance hall, spacious living room with French doors leading out to patio area commanding exceptional views, separate WC, modern kitchen/diner with recently installed LPG gas range, utility room, bathroom, 4 bedrooms including one master suite with luxury en suite shower room. Outside there is a self contained one bedroom annexe with shower room/WC currently used as music studio with great potential to be used as a holiday Airbnb (STC) or teenagers independence space etc. Recently converted detached garage to the front provides separate home office and craft room being excellent space for working from home.

There is good outside space with nicely landscaped mature gardens including large driveway with parking for several vehicles. The property boasts an attractive sunny and private rear patio area to sit out, relax and enjoy the wonderful views. Front and rear gardens with lawned areas, shrub borders, young trees being all walled in at the rear being safe for children and dogs. Rear vegetable patch area perfect for gardening.

The property is located adjoining a quiet country lane within the small hamlet of Broadway being only some 2 miles from the popular estuary village of Ferryside with it's beach, shop, pub, school, and rail station with links to Cardiff, Bristol, Manchester and London Paddington. The town of Kidwelly is 2 miles away with amenities including post office, GP surgery, chemist and a range of pubs and takeaways. The Town of Carmarthen is approx. 9 miles away with Pembrey coastal park being only 7 miles away with it's glorious sandy beach and cycle paths.

Entrance Hall

Double glazed front entrance door, timber effect flooring, radiator, doors to:

Living Room (18' 10" x 14' 03") or (5.74m x 4.34m)

Most spacious and airy room which runs from front to rear of the house, open working fireplace and surround with marble hearth. Two radiators, timber effect flooring, French double glazed door to rear patio with delightful views.

Bedroom 4 (9' 03" x 6' 10") or (2.82m x 2.08m)

Could also be used as a study, radiator.

Separate WC (6' 06" x 3' 01") or (1.98m x 0.94m)

WC and wash basin, tiled flooring, radiator.

Kitchen/Dining Room (22' 07" Max x 11' 10") or (6.88m Max x 3.61m)

Modern bespoke kitchen with a range of fitted base and wall cupboards with granite worktops, Belfast sink with mixer tap, dish washer, newly fitted LPG gas range, fridge space, tiled flooring, radiator, French doors to rear garden/patio, tiled surrounds, spot lighting, under cupboard lighting, lovely views.

Utility Room (7' 06" x 6' 06") or (2.29m x 1.98m)

A range of fitted base and wall cupboards, plumbing for washing machine/dryer, tiled flooring, solar panel control system and storage battery, oil fired boiler.

Inner Hallway

Built-in double store cupboard, radiator, double glazed second front entrance door leading to detached office/craft room, door to:

Master Bedroom (17' 04" Max x 15' 11") or (5.28m Max x 4.85m)

Most spacious light and airy room with double aspect windows and lovely views, radiator, range of fitted wardrobes, door to:

En-Suite Shower Room (7' 11" x 6' 05") or (2.41m x 1.96m)

Modern luxury suite comprising walk in fully tiled shower cubicle, wall mounted wash basin with drawers, WC, heated towel rail, fully tiled walling, tiled flooring.

Bedroom 2 (16' 0" x 8' 03") or (4.88m x 2.51m)

Double bedroom with window to rear, radiator.

Parc Y Gwenyn, Broadway, Ferryside, Carmarthenshire.

Bedroom 3 (11' 10" Max x 10' 06") or (3.61m Max x 3.20m)

Window to front, radiator.

Bathroom (9' 0" x 6' 06") or (2.74m x 1.98m)

Modern suite comprising roll top free standing bath with shower attachment, fully tiled shower cubicle with electric unit, WC, wash basin, heated towel rail, fully tiled walls and flooring.

Outside

A particular feature of this most desirable property is the generous sized level plot with well presented landscaped garden to both front and rear. Spacious wide stone driveway at the front providing car parking for several vehicles. Front garden with lawned area, shrub borders, young trees and covered log store. Also to the front of the property is a recently converted detached garage (19'5x10'11) divided into 2 separate rooms perfect for home working and/or crafting. Fully insulated, power and light connected, 2 radiators, double glazed entrance door. A side gate off the driveway leading to private and sunny rear patio area with stunning views being ideal for BBQ, entertaining or relaxing. Timber fencing leading to further lawned garden area being walled-in and ideal for children and dogs to play safely. Fenced off vegetable/berry patch perfect for home gardeners and good sized garden shed with electricity. Self contained one bedroom rear annexe divided into kitchen/living room (13'1 x 11'3) with double glazed entrance door, fitted base cupboards and sink unit, radiator, door to: Shower room 11'3x3' with tiled shower cubicle, WC and wash basin, tiled floor. Currently being used as a self contained music and craft room, and could be used as holiday Airbnb (STC), granny/guest accommodation, teenagers independence area, etc.

Broadband and Mobile phone

Ultrafast broadband is available in the area. Mobile phone signal varies depending on network, please check with your network provider for more information.

Services

Mains electricity and water, private drainage, oil central heating, solar panels & battery storage.

Tenure

Freehold

Council Tax

E

Directions

From the estuary village of Ferryside proceed up passing the White Lion pub on your right and continue up the hill on the Kidwelly road. Continue along for approx 1.7 miles until arriving at the small hamlet of Broadway. Upon entering the property is the first on the right hand side.

