



Y Traeth Water Street To Level Crossing, Ferryside, SA17 5SF
£550,000

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Positioned directly on the water's edge in the picturesque coastal village of Ferryside, this exceptional property presents a rare opportunity to combine luxury coastal living with an established commercial venture in one of West Wales' most sought-after waterfront settings.

Thoughtfully designed to maximise its spectacular location, the residence features expansive glazing throughout, flooding the living accommodation with natural light while perfectly framing panoramic views across the golden sands of the Tywi Estuary towards the historic landmark of Llansteffan Castle. From sunrise to sunset, the ever-changing coastal scenery provides a truly remarkable backdrop to everyday life.

Occupying a prime, front-row position on the Ferryside beachfront, the property seamlessly combines a stunning private home with a fully operational café premises, benefiting from an enviable position within both the local community and visitor destination setting.

Whether enjoying the tranquillity of the shoreline from the comfort of your home, stepping directly onto the beach from the property boundary, or continuing the operation of the seafront café business, this unique offering delivers an exceptional lifestyle and commercial opportunity in equal measure.

A rare opportunity to acquire a landmark waterfront property offering lifestyle potential, commercial flexibility, and an unrivalled coastal setting.





Y TRAETH CAFE

Operating at the heart of the local and visitor community, the beachfront café premises present an excellent turn-key commercial opportunity within a prominent seafront setting.

The commercial element comprises a fully fitted café space with an independent customer entrance, customer seating areas, and customer facilities, including a compliant disabled W/C. .

Offered fully equipped and "as seen," the premises provide the potential for a purchaser to continue trading immediately, subject to any necessary consents, licensing, and individual operational requirements.*

*Fittings and equipment may be available by separate negotiation. Interested parties should make specific enquiries regarding items included within the sale, which would then be verified through solicitors as part of the conveyancing process.





BUSINESS VENTURE EXPANSION PACKAGE

In addition to the property/business opportunity, a 1972 Land Rover Series 3 vehicle and converted Rice Horse Box trailer may be available by separate negotiation. These items do not form part of the sale unless specifically agreed between the parties.

1972 Land Rover Series 3 – Rebuilt vehicle currently utilised for promotional and/or towing purposes.

Rice Horse Box Food Trailer – Converted trailer with a stainless steel internal finish and fitted with two extractor hoods. Any equipment, fixtures, fittings or contents within the trailer are subject to separate agreement and should be verified by prospective purchasers.

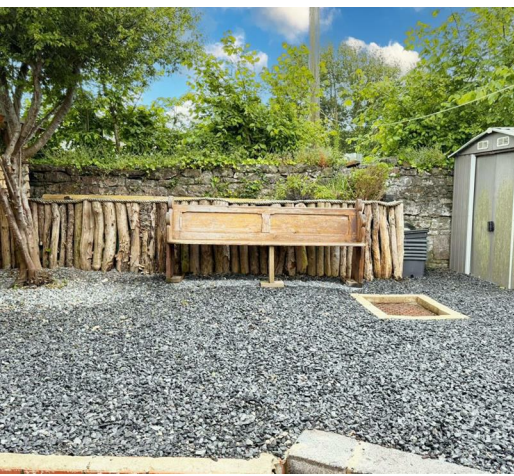
Prospective purchasers should satisfy themselves as to the condition, specification, suitability and any regulatory requirements relating to the vehicle and trailer prior to proceeding..

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EXTERNAL GROUNDS

Externally to the rear, the property offers a low-maintenance courtyard garden with a wooden storage shed and direct access to a secure garage featuring a roller shutter door for quick, easy access.

Enhancing the property's incredible entertainment and commercial appeal is a spectacular Arctic Cabin, complete with an indoor BBQ and surround seating for up to 15 people. Offering flexibility for personal use or ancillary business purposes





INTERNAL

Designed to seamlessly blend coastal luxury with traditional warmth and everyday comfort, the ground floor features two inviting reception rooms. The first is centred around a cosy multi-fuel log burner—perfect for stormy winter evenings by the sea—while the second reception room houses a classic multi-fuel Rayburn Aga, providing an iconic, radiating centrepiece for dining or relaxation. The ground floor also offers a functional kitchen and a practical lean-to.

Upstairs, the property boasts three generous double bedrooms and a well-appointed family bathroom. To fully capitalize on the breath-taking, ever-changing panorama across the golden sands, one of the bedrooms is currently utilized as an elevated second living room—flooding the space with natural light and framing unbeatable sunset views. Enhancing this spectacular vantage point, the elevated living space opens directly onto a brand-new composite decked balcony, offering the perfect private setting to sit back and take in the coastal scenery.





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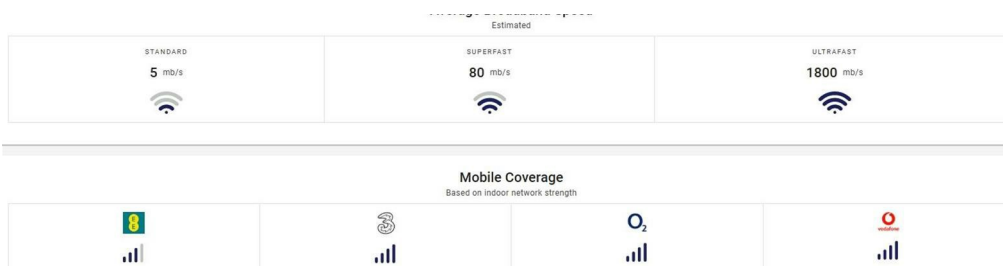
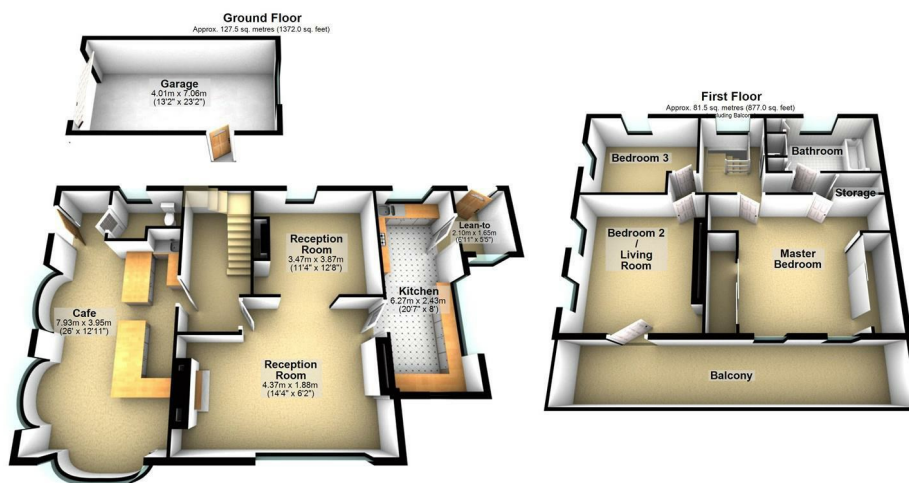
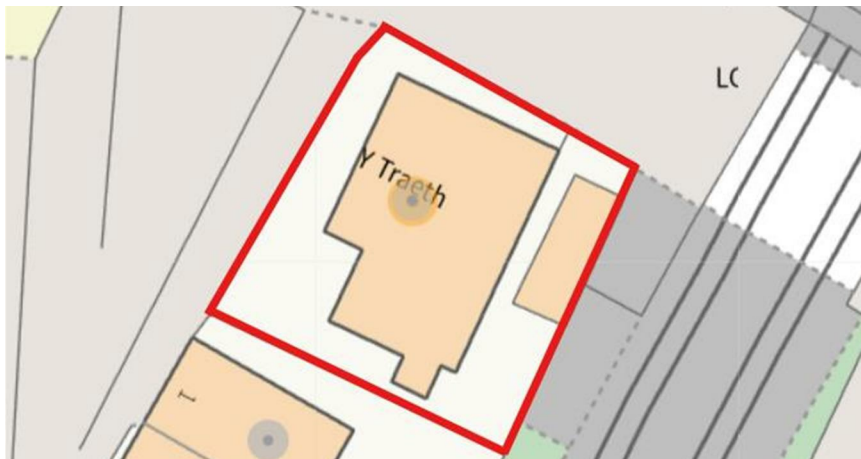


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.



Entrance
Door into:

Reception One
Window to front, wooden flooring, log burner, radiator, opening to:

Reception Two
Window to rear, wooden flooring, Aga (Rayburn), stained glass window feature light, radiator.

Kitchen
Windows to front, side and rear, tiled flooring, wall and base units with worktop over, sink and drainer with mixer tap, gas hob with extractor fan over, space for dishwasher, tumble dryer, washing machine and fridge freezer, door into:

Lean to
Window to front, door to rear, wood effect flooring.

Inner Hallway
Stairs to first floor, vinyl flooring, under stairs storage, door to side.

First Floor Landing
Window to rear, storage cupboard, radiator.

Master Bedroom
Two windows to front, two fitted wardrobes, two radiators.

Bedroom Two
Two windows to side, glass door to front opening on to balcony, electric fire, radiator.

Bedroom Three
Window to side and rear, radiator.

Bathroom
Window to side and rear, tiled flooring, W/C, hand wash basin, panelled bath, shower cubicle, storage cupboards, heated towel rail, loft hatch.

- Detached Property
- Three Double Bedrooms
- Detached Garage
- Council Tax E (Provided by local authority, subject to change)
- Commercial Space: Fully fitted cafe with independent customer entrance
- EPC - D (APPROX. 177M2/1,905sqft)
- Mains Electric, Water. Oil Fuelled & Cesspit
- Uninterrupted, panoramic sea views
- Freehold
- Solar Panels (owned) with 10kw Battery Packs

We'd love to hear what you think!
**LEAVE US
A REVIEW**



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