

Terry Thomas & Co

ESTATE AGENTS



Penderyn

Tripenhad Road, Ferryside, SA17 5RS

Nestled in the charming fishing village of Ferryside, this stunning detached house on Tripenhad Road offers an exceptional living experience. Perched at the highest point of the village, the property boasts breathtaking panoramic views of the Towy Estuary, Carmarthen Bay, and the historic Llansteffan medieval castle, making it a truly picturesque retreat.

Set within 0.75 acres of beautifully landscaped gardens, this residence provides ample space for outdoor enjoyment and relaxation. The interior of the home is equally impressive, featuring five well-appointed bedrooms, including a master suite with an en-suite bathroom for added convenience. The property also includes three spacious reception rooms, perfect for entertaining guests or enjoying quiet family time.

For those with vehicles, the property offers generous parking space for up to five cars and a garage, ensuring that both residents and visitors can come and go with ease.

With its perfect blend of modern living and scenic surroundings, this property is not to be missed.

Offers in the region of £695,000

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Open Hallway

14'6" x 10'0" extending to 25'0" (4.42 x 3.06 extending to 7.64)

Intersected by open pillars. Slate-effect ceramic tiled windows to side and rear, allowing for extensive floor. Hand-made oak staircase leading to first floor.

Lounge

14'9" x 16'6" (4.52 x 5.04)

Small flight of steps leading down into the lounge.

Inner lobby area having slate effect flooring and downlighting. Intersecting the lounge and the lobby area is a fireplace/media wall with inbuilt wood burner effect fire. Hardwood parquet flooring. Extensive views over to the coast and Llansteffan castle. Large UPVC double glazed double doors with UPVC double glazed panelled windows to either side, leading out to the paved patio area. Small flight of steps leading up to the dining room.

Dining room

10'1" x 11'9" (3.09 x 3.6)

Hardwood parquet flooring. Double glazed window to fore with extensive views over to Llansteffan. Door leading through to kitchen.

Kitchen

11'8" x 17'1" (3.57 x 5.21)

A range of modern base and eye-level units with matte-finish granite effect worksurface over the base unit, incorporating a 1 1/2 bowl stainless steel sink with a 'Quooker' mixer tap fitment. Plumbing for dishwasher. Space for American fridge freezer. Two fan-assisted 'Neff' hide-and-slide doors, fan-assisted oven/grills. An 'Indesit' 4-ring induction hob with pull-out extractor over. Central island unit having a matching base unit to the kitchen. Double aspect room having UPVC double glazed windows to side, and double doors leading out to the 'Eden' garden room.

Garden room

Sliding doors to all sides. Remote sunblind and panoramic views over the estuary, Carmarthen Bay and Llansteffan.

Utility room

9'6" x 7'6" (2.9 x 2.31)

A range of fitted base and eye-level units with matte finish granite-effect worksurface over the base unit. Plumbing for washing machine. Larder cupboards. Space for freezer.

Cloakroom

Modern white suite comprising close-coupled economy flush WC, wash hand basin.

Bedroom 1

13'10" x 15'10" (4.23 x 4.84)

Double aspect room with two UPVC double glazed windows to side and rear, allowing for extensive views. Two built-in double wardrobes with storage over.

Bedroom 2

7'6" x 11'9" (2.3 x 3.6)

Double glazed window to rear with extensive views.

Bedroom 3

7'3" x 14'2" max into passage narrowing to 10'10"

(2.21 x 4.33 max into passage narrowing to 3.32)

UPVC double glazed window to side with extensive views.

Bedroom 4

14'3" x 11'1" (4.35 x 3.39)

UPVC double glazed window to side with extensive views.

Family Bathroom

Free-standing oval bath with chrome mixer shower tap fitment. Close-coupled economy flush WC. 'His and Hers' wash hand basins with chrome mixer tap fitments. Condensation-free mirrored light. 'Water Vue' mirrored wall-mounted TV. Electric wall-mounted ladder towel radiator. Open double shower enclosure having a wall-mounted drench head.

Shower room

Shower cubicle with a 'Mira XL' mixer shower fitment, wall-mounted wash hand basin and an economy flush WC. Autumn leaf UPVC double glazed window to side. Slate-effect ceramic tiled floor. Floor-to-ceiling tiled walls.

Landing area/Office Study

18'10" narrowing to 10'7" x 15'3" (5.76 narrowing to 3.25 x 4.66)

Stained and varnished exposed floorboards. Double glazed window to rear with extensive views. Doors leading off to bedroom 5 and a walk-in dressing rooms.

Bedroom 5 'L-shaped'

22'11" x 11'3" x 8'5" (6.99 x 3.44 x 2.59)

Large double glazed window to rear with extensive views. En-suite. UPVC double glazed double doors leading out to balcony with timber balustrade with spiral staircase leading to gardens and grounds.

En-suite

Shower room having a shower cubicle with chrome mixer shower fitment. Close coupled economy flush WC and wash hand basin. Access to loft space.

Externally

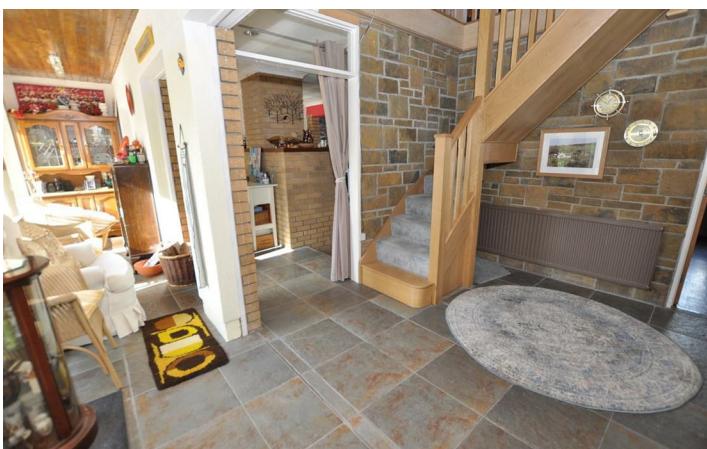
Property is approached off of Tripenhad road onto a consolidated driveway, that leads up to a gravel hardstanding providing ample parking and turning area. Pathways to both sides. Two concrete paved patio areas, with the benefit of extensive views.

Gardens and grounds which have an extensive range of shrubbery and foliage including some rare plants, including star magnolia, further magnolia trees, weeping willows, and silver birch. Large lawned garden area which adjoins open countryside. Timber summer house with timber decked patio to fore, having sliding door fronts. Positioned overlooking Llansteffan and estuary. Summer house having a bar area and power connected. Timber decked patio area having a roped balustrade. Directly to rear is landscaped garden area with large variety of Mediterranean shrubbery and foliage.

Detached double garage

21'6" x 19'11" (6.56 x 6.09)

Remote controlled up-and-over roller double door approx 16ft, also having keypad entry. Power and lighting. Open attic storage space over. UPVC double glazed double doors leading out to the rear. To the rear of the garage is a boiler room which houses the oil-fired boiler.





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: G

Services:

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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