Terry Thomas & Co
ESTATE AGENTS

Ty'r Haf, Seabank & Rear Annexe Llansteffan
Carmarthenshire, SA33 5LW

This attractive coastal property in Llansteffan comprises a detached main residence, a semi-detached house, and a ground floor apartment, which have all been in the family's ownership since 1979 and all ideally positioned right on the seafront with direct access to the foreshore and enjoying uninterrupted views towards Llansteffan Beach and Ferryside.

The principal property, Ty'r Haf, offers spacious and well-presented accommodation with open-plan living, a large kitchen/family room, conservatory, and two bedrooms, complemented by generous parking, gardens, and a substantial garage/workshop.
Seabank, the adjoining semi-detached home, provides characterful accommodation with three bedrooms, open-plan living space, and Juliette balconies, and a ground floor patio area all benefiting from exceptional coastal views.
To the rear, a separate one-bedroom apartment features a modern open-plan layout with integrated kitchen, vaulted ceilings, and a contemporary wet room, making it highly suitable for guest accommodation or holiday letting.

Collectively, the properties present a rare opportunity with strong income potential, ideal for investors seeking a multi-unit coastal asset or for those looking to combine lifestyle living with a revenue-generating investment in a highly desirable seaside location.

The vendors are willing to consider the sale of the properties individually, allowing purchasers the flexibility to acquire one or more of the properties, subject to negotiations.
No-Onward Chain
Freehold

Offers in the region of £850,000

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Ty'r Haf, Llansteffan

Ty'r Haf is an attractive detached coastal property located in the sought-after seaside village of Llansteffan, just moments from the foreshore and enjoying beautiful views towards Llansteffan Beach and Ferryside.

Externally

A double galvanised gated entrance opens onto a tarmacadam forecourt, providing ample off-road parking, while pathways run around all sides of the property and lead to a large detached garage/workshop to the rear. The enclosed rear garden features raised vegetable plots, a greenhouse, and paved patio seating areas, creating a practical and enjoyable outdoor space.

Entrance

The entrance porch is fitted with uPVC double glazed windows to three sides, slate flooring, and a uPVC door that leads into the main living accommodation.

Open plan lounge/dining room

20'7" x 17'0" (6.28m x 5.19m)

A spacious and light-filled environment, with two front-facing uPVC double glazed windows, oak engineered flooring, LED downlighting, and a feature fireplace with an oak beam. A dog-leg staircase leads to the first floor, and there is also a built-in storage cupboard and multiple panel radiators.

The kitchen, dining, and family room

23'11" maximum x 20'4" (7.29m maximum x 6.22m)

Slightly L-shaped, and provides a versatile living space with slate flooring throughout. Fitted with a range of base and wall units with oak doors, complemented by granite-effect work surfaces and a stainless steel sink, with plumbing available for both a washing machine and dishwasher and space for an American-style fridge freezer. The kitchen also features a 'Belling' range cooker with a five-ring hob, double oven, and grill, along with a stainless steel chimney-style extractor. Kitchen also features underfloor heating. From this area, there is access via stable doors to both the rear garden and side of the property, as well as double doors leading into the conservatory.

The conservatory

11'10" x 8'11" (3.62m x 2.72m)

uPVC double glazed windows to three sides and French doors that open out onto the rear patio and garden. It features exposed timber flooring, along with power and wall lighting, making it a comfortable additional reception space.

First floor

The landing provides access to two bedrooms and the bathroom.

Master bedroom

20'9" x 10'0" maximum (6.33m x 3.06m maximum)

Built-in wardrobes and three front-facing windows that offer extensive coastal views towards the sea and surrounding areas.

Second bedroom

10'7" maximum x 9'2" (3.25m maximum x 2.80m)

Features a door onto a sun terrace balcony positioned above the kitchen, providing space for outdoor seating.

Family bathroom

9'1" x 5'6" (2.78m x 1.68m)

Fitted with a three-piece suite comprising a panel bath with chrome mixer shower over, a pedestal wash basin, and a WC, with floor-to-ceiling tiled walls, wood-effect vinyl flooring, a chrome heated towel rail, and a rear-facing uPVC double glazed window.

Externally

To the rear there is a detached garage and workshop measures approximately 13.52m x 6.52m and offers substantial space for storage, hobbies, or potential alternative uses, subject to any necessary permissions.

The property benefits from oil-fired central heating, with a combi boiler located under the stairs.

Property Description – Sea Bank

Seabank is a charming semi-detached coastal property situated in an enviable position adjacent to the foreshore in the popular seaside village of Llansteffan, enjoying far-reaching views across Llansteffan Beach towards Ferryside.

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Externally

To the front of the property, a resin forecourt with gated access provides a low-maintenance outdoor space and leads directly towards the beachfront.

Entrance

A composite double glazed entrance door opens into the hallway, which features a ceramic tiled floor and a panel radiator, with doors leading through to the lounge.

Lounge

12'3" x 11'0" and opens into the kitchen/dining a (3.75m x 3.37m and opens into the kitchen/dining a)

This space benefits from a large front-facing uPVC double glazed picture window, offering extensive coastal and sea views, as well as a panel radiator and an open-plan layout that enhances the sense of light and space.

The kitchen/dining area

Fitted with a range of base units with white door fronts, complemented by solid wood work surfaces and a stainless steel sink. It includes a fan-assisted oven and grill, a four-ring halogen hob with a stainless steel chimney-style extractor, a fully integrated fridge freezer, integrated washing machine and an integrated dishwasher. The room retains character with exposed, stained and varnished original floorboards, and there is a further panel radiator. A rear hall provides additional access, including a built-in cupboard, and offers potential to reconnect to the adjoining cottage via a previously blocked passageway, subject to requirements.

Mezzanine level

door leading off to shower room

Family Bathroom

10'4" x 8'5" (3.17m x 2.57m)

A shower enclosure featuring a chrome mixer shower with rainfall head and body jet, a vanity unit with wash hand basin and high-gloss white finish, a WC, and an oval panel bath. The room also includes a Victorian-style chrome heated towel radiator, a rear-facing uPVC double glazed window, extractor fan, and a built-in cupboard housing the Worcester Bosch oil-fired combination boiler, which serves the central heating system and domestic hot water.

First floor

Leading to three bedrooms.

Rear Bedroom

10'5" x 11'0" (3.20m x 3.37m)

Features a uPVC double glazed window overlooking the rear, a panel radiator, and exposed varnished floorboards.

Bedroom 2

9'4" plus passage x 11'3" (2.87m plus passage x 3.43m)

A large front-facing picture window with extensive views over the beach and coastline, along with exposed floorboards and a panel radiator.

Bedroom 3

2.34m x 2.05m

With front-facing coastal views, with similar character features including exposed varnished floorboards and a panel radiator.

Overall, Seabank offers a wonderful opportunity to acquire a characterful coastal home in a prime beachfront location, combining original features with modern conveniences and exceptional sea views.

Property Description – Rear Annexe

This charming Annexe is situated to the rear of Seabank, in the sought-after coastal village of Llansteffan, and offers a compact yet well-designed living space with its own enclosed courtyard and garden access.

Externally

To the front, the property benefits from an enclosed courtyard with pedestrian gated access, along with an additional gated entrance leading through to the rear garden.

Entrance

A uPVC double glazed bi-folding entrance door opens directly into the open-plan lounge, kitchen, and dining area, creating an immediate sense of space and light.

Open plan living room and kitchen

25'10" x 8'7" maximum (7.88m x 2.62m maximum)

The open-plan living area features a modern fitted kitchen with base and eye-level units in a navy finish, complemented by wood-effect work surfaces and a stainless steel sink. Integrated appliances include a washing machine, fridge, and dishwasher, along with a fan-assisted oven and grill, and a four-ring halogen hob with a black glass splash back and stainless steel chimney-style extractor. The kitchen area is finished with slate-effect ceramic tiled flooring, while the space also benefits from LED downlighting, a panel radiator, and a partially vaulted ceiling with double glazed Velux windows, enhancing natural light. A breakfast bar area further adds to the practicality of the space. The lounge area continues the open-plan layout and includes additional radiators with thermostatic controls, LED lighting, and a comfortable seating area beneath the vaulted ceiling. A door leads through to the bedroom.

Bedroom

11'8" by 7'2" (3.56m by 2.20m)

uPVC double glazed windows to the side and rear, a vaulted ceiling, and a panel radiator.

The shower room/wet room

8'9" by 8'8" (2.67m by 2.65m)

Includes a walk-in shower area with a rainfall shower head and body jet, a fitted vanity unit incorporating a wash hand basin and WC with white gloss finishes, and slate-effect flooring. Additional features include a Velux window, extractor fan, LED lighting, a chrome heated towel rail, and a shaver point.

The property is served by its own oil-fired combination boiler and benefits from mains electricity and water. Overall, this cottage provides an excellent opportunity for use as a holiday let, guest accommodation, or a self-contained annexe in a desirable coastal location.

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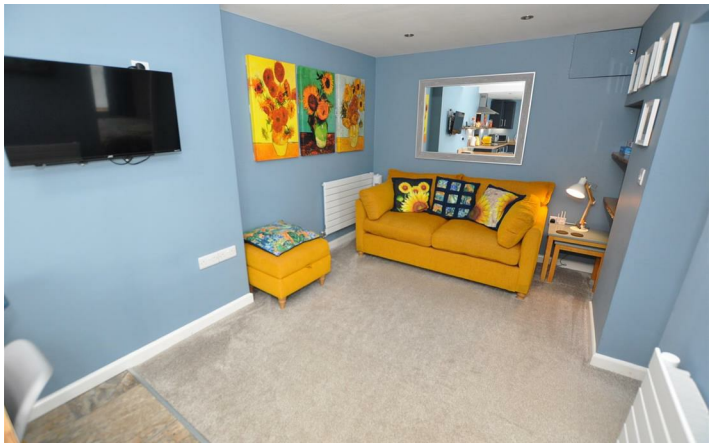

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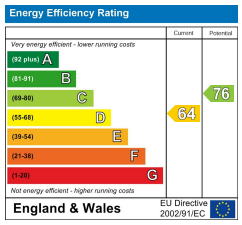
Floor Plan

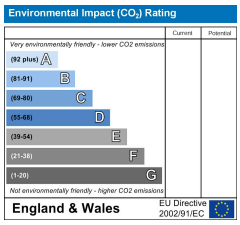
Type: House
Tenure: Freehold
Council Tax Band: D

Services: Oil central heating, mains electricity, drainage and water
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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk https://www.terrythomas.co.uk





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