Terry Thomas & Co
ESTATE AGENTS









Seabank

Llansteffan, SA33 5LW

Seabank is a delightful semi-detached house located in the picturesque seaside village of Llansteffan, Carmarthen. This charming property boasts an enviable position right next to the foreshore, allowing residents to relish the stunning coastal views that stretch across Llansteffan Beach towards Ferryside.

The home offers a unique blend of comfort and coastal living, making it an ideal retreat for those seeking a tranquil lifestyle by the sea. The property features a rear annexe, providing additional space that can be utilised for various purposes, whether it be a guest suite, a home office, or a creative studio.

Furthermore, Seabank includes a semi-detached garage, offering convenient storage solutions, parking or potential for further development. The surrounding area is rich in natural beauty, with sandy beaches and scenic walks, perfect for outdoor enthusiasts and families alike.

This property presents a wonderful opportunity to embrace a coastal lifestyle in a vibrant community, where the charm of village life meets the allure of the sea.

NO ONWARD CHAIN

Offers in the region of £400,000

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Entrance
To the front of the property, a resin forecourt with gated access provides a low-maintenance outdoor space and leads directly towards the beachfront. 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
7'8" x 6'8" (2.34m x 2.05m)
With front-facing coastal views, with similar character features including exposed varnished floorboards and a panel radiator.

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.

Rear Annexe - 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.

Rear Annexe - Bedroom
11'8" x 7'2" (3.56m x 2.20m)
uPVC double glazed windows to the side and rear, a vaulted ceiling, and a panel radiator.

Rear Annexe - The shower room/wet room
8'9" x 8'8" (2.67m x 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.

Rear Annexe - Externally
The Annexe benefits from an enclosed courtyard with pedestrian gated access, along with an additional gated entrance leading through to the rear garden.

Externally
The property benefits from a rear lawned garden and greenhouse leading to a semi-detached garage and workshop, providing useful space for storage, car parking, hobbies or a range of other potential uses, subject to any necessary permissions. The Annexe is served by its own oil-fired combination boiler and benefits from mains electricity, drainage and water.








GWYLIAU - HOLIDAY
TRAETH - BEACH
chwarae - play
mwynhau - enjoy
HAPUS - HAPPY
TEULU - FAMILY
DIOLCH - THANKYOU











Floor Plan



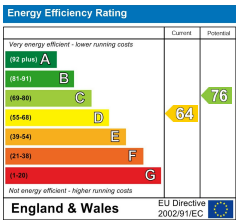


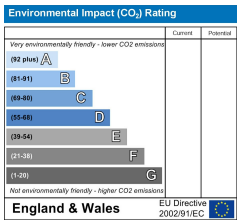
Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band: D

Services: Mains electricity, water and drainage. Gas Fired central heating.
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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