



Y Traeth Water Street To Level Crossing, Ferryside, SA17 5SF
£525,000

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LOCATION

Positioned directly on the water's edge in the picturesque coastal village of Ferryside, this exceptional property presents a rare opportunity to enjoy luxury coastal living 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 offers a stunning private home with 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, or stepping directly onto the beach from the property boundary, this unique offering delivers an exceptional coastal lifestyle.

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

EXTERNAL

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 appeal is a spectacular Arctic Cabin, complete with an indoor BBQ and surround seating for up to 15 people, offering a fantastic space for family gatherings and hosting guests.

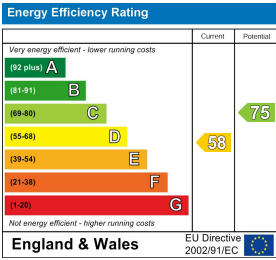




Designed to seamlessly blend coastal luxury with traditional warmth and everyday comfort, the ground floor features two inviting reception rooms. The first is centred around a cosy multi-fuel log burner—perfect for stormy winter evenings by the sea—while the second reception room houses a classic multi 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. In addition, the property offers wonderful versatility for modern multi-generational living or guest accommodation, featuring a separate, self-contained space complete with its own living and kitchen area alongside a dedicated shower room

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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Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

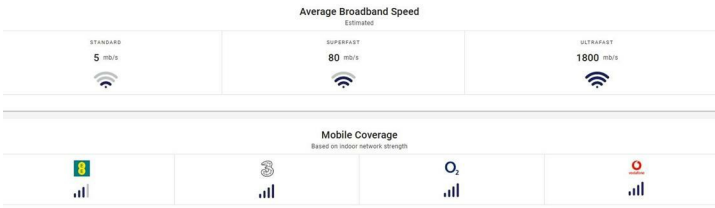
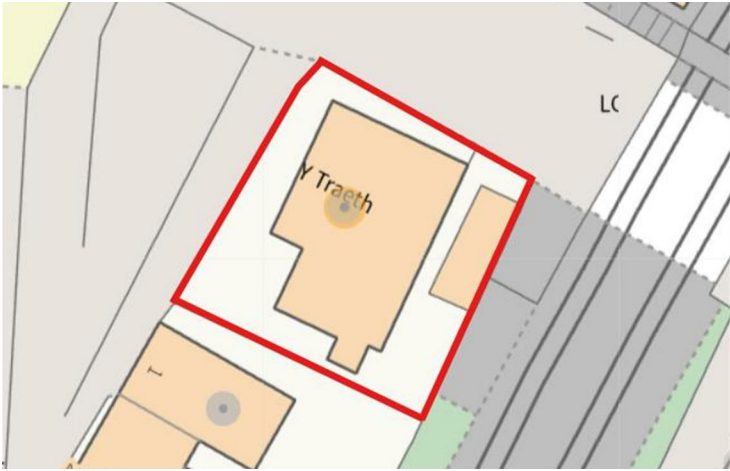
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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- Detached Property
- Three Double Bedrooms
- Detached Garage
- Council Tax E (Provided by local authority, subject to change)
- EPC - D (APPROX. 177M2/1,905sqft)
- Mains Electric, Water, Oil Fuelled & Cesspit

Reception One

14'4" x 6'2" approx. (4.37 x 1.88 approx.)

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

Reception Two

11'4" x 12'8" approx. (3.47 x 3.87 approx.)

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

Kitchen

20'6" x 7'11" approx. (6.27 x 2.43 approx.)

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

6'10" x 5'4" approx. (2.10 x 1.65 approx.)

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

Living/Kitchen

15'7" x 12'11" approx. (max) (4.75 x 3.95 approx. (max))

Fitted with base units with worktop over, sink and drainer with mixer tap, space for fridge, window to side, external door to side.

- Uninterrupted, panoramic sea views
- Freehold
- Solar Panels (owned) with 10kw Battery Packs

Bedroom

10'1" x 12'11" approx. (3.08 x 3.95 approx.)

Window to front and side, radiator.

Shower Room

5'5" x 7'5" approx. (1.66 x 2.27 approx.)

Fitted with W/C, hand wash basin, shower cubicle, window to rear.

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

15'5" x 19'9" approx. (max) (4.72 x 6.03 approx. (max))

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

Bedroom Two/Living Room

15'5" x 13'9" approx. (4.72 x 4.20 approx.)

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

Bedroom Three

10'2" x 13'0" approx. (3.12 x 3.97 approx.)

Window to side and rear, radiator.

Bathroom

7'4" x 12'11" approx. (2.26 x 3.95 approx.)

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