

Aberfa

Ferryside | Carmarthenshire | SA17 5RS

FINE & COUNTRY

Welcome to Aberfa, an exceptional four-bedroom detached family home enjoying a wonderful position within the highly sought-after coastal village of Ferryside, Carmarthenshire. Set within beautifully maintained gardens, the property enjoys a truly spectacular outlook across the River Towy Estuary towards Llansteffan and its iconic castle, creating a breathtaking backdrop that can be enjoyed from numerous rooms and the garden. This is a home that really does have the 'wow' factor, combining bright and airy interiors with generous and versatile accommodation arranged over two floors. The property offers four spacious double bedrooms, two of which benefit from private en-suites, alongside a fantastic open-plan kitchen/dining/family space, separate lounge, conservatory and study. Further enhancing the versatility of this wonderful home are a detached double garage and a separate detached building incorporating a garden room, and gym.

Ferryside is a charming estuarial village positioned on the mouth of the River Towy, offering a wonderful blend of coastal living, countryside and community. The village is home to a railway station, primary school, Post Office, village pub, cafés and other everyday amenities, whilst the foreshore, beach and Wales Coast Path are all close at hand. The revived ferry service provides a wonderful link across the Towy to Llansteffan, while the surrounding area offers an abundance of opportunities for walking, cycling, beaches and exploring the beautiful Carmarthenshire coastline. With Carmarthen, Kidwelly, Llanelli and Swansea all accessible by road and rail, Ferryside offers a peaceful village lifestyle without feeling isolated.

Let's now take a look in more detail…

The Approach

After travelling through the picturesque village of Ferryside and continuing towards Aberfa, you arrive at a generous sweeping brick-paved driveway, bordered by level lawns, mature trees and established shrubs, creating an attractive approach to this wonderful home. The driveway provides an immediate sense of space and privacy whilst offering ample parking for several vehicles. A pillared porch, complemented by external lighting, welcomes you towards the entrance.

Step Inside…

Entrance

Straight away, the grandeur of Aberfa becomes apparent. The bright and welcoming entrance hall is flooded with natural light courtesy of its dual-aspect windows, whilst your eyes are immediately drawn towards the striking oak fantail staircase, positioned centrally beneath an impressive double-height ceiling. This dramatic entrance creates a real sense of occasion and provides a memorable first impression. Oak flooring runs underfoot with the benefit of underfloor heating, whilst a combination of spotlighting and central lighting lights the space. Useful under-stairs storage adds practicality, while the entrance hall acts as a central hub, providing access to the principal living spaces.









Kitchen/Dining/Family Room

What a wonderful space! Extending from the front through to the rear of the home, this impressive kitchen/dining/family room enjoys triple-aspect windows, allowing an abundance of natural light to flood the room, together with a patio door leading directly towards the rear garden. The rear window and patio doors perfectly frame the outstanding vista across the River Towy towards Llansteffan and Llansteffan Castle, ensuring the spectacular surroundings remain a constant feature of everyday life. The entire space is finished with tiled flooring and underfloor heating and lit with spotlighting. The kitchen itself is fitted with a range of wall, tall and base units, complemented by granite worktops and incorporating a range of integrated appliances. These include a double stainless-steel sink, tall fridge freezer, Cuisine master double oven and grill, five-ring gas hob with hot plate and elevated extractor hood. There is also space for two under-counter appliances together with provision for an American-style fridge freezer. A desirable breakfast bar, complete with wine racks and granite worktops, creates a sociable space. There is ample room for a large dining table and comfortable lounge seating, making this a fantastic family and entertaining space. Access is also provided to the utility/boot room, with an additional alarm panel located within the room.

Utility/Boot Room

The utility/boot room provides excellent practical space with a further range of wall and base units, a single circular stainless-steel sink and tiled flooring. A window to the rear provides natural light, whilst a doorway leads towards the front of the property. There is ample room for coats, shoes and everyday items to be neatly stored away, together with space for two under-counter appliances.













Lounge
What a beautifully bright lounge, where the first thing to catch your eye is the wonderful outlook to the rear. Windows flank a glass patio door, together framing the outstanding views across the River Towy towards Llansteffan and the castle beyond. Natural light pours into the room through these openings, with additional light provided by a side window. This generous reception room offers oak flooring with underfloor heating, a mixture of spotlighting and central lighting, and an attractive feature fireplace with stone surround.

Conservatory
Another superb room designed to make the most of the exceptional setting, the conservatory enjoys an array of windows overlooking the wonderful views. The abundance of glazing creates a bright and peaceful space in which to sit and enjoy the changing views and seasons. Enjoying oak flooring with underfloor heating, a ceiling light with fan and double doors open directly onto the garden, creating a connection between the home and its beautiful surroundings.

Study
Positioned towards the front of the home, the study is a useful and versatile room that can be adapted to suit the needs of its new owners. Featuring a window which provides natural light, oak flooring with underfloor heating and central lighting. Whether required as a dedicated home office, study, hobby room or quiet area, this space offers excellent flexibility.

WC
The useful ground-floor WC is fitted with a WC, wash basin, a frosted window to the front, oak flooring with underfloor heating, partially tiled walls, spotlighting and an extractor fan.

First Floor
Ascending the impressive oak fantail staircase with carpet runner, the first floor opens into two distinct areas of accommodation. One side of the staircase leads towards the principal bedroom and bedroom three, while the opposite side of the fantail provides access to bedroom two with en-suite, bedroom four and the family bathroom. The arrangement offers an excellent degree of separation between the bedrooms whilst retaining the impressive central staircase as a feature of the home.

Principal Bedroom
Journey left along the striking fantail staircase to the principal bedroom, positioned towards the rear of the property and enjoying an abundance of natural light. Two windows flank the patio door, drawing the eye towards the spectacular outlook and providing direct access to a private balcony. From both the bedroom and balcony, the views are quite simply outstanding, stretching across the River Towy towards Llansteffan and its magnificent castle. This generous double bedroom benefits from carpeted flooring with underfloor heating, central lighting and two sets of built-in wardrobes, providing excellent storage. The private en-suite is fitted with a WC, wash basin, walk-in shower, tiled walls and flooring, heated towel rail, side window, spotlighting and extractor fan. An airing cupboard provides additional useful storage.

Bedroom Three
Positioned towards the front of the home, bedroom three is a well-proportioned double bedroom featuring two windows which allow natural light. The room benefits from carpeted flooring with underfloor heating and a built-in wardrobe, providing great storage.









Bedroom Two with En-Suite
From the opposite side of the fantail staircase, bedroom two enjoys a wonderful position towards the rear of the home, where the exceptional outlook takes centre stage. Two windows sit either side of the doorway, which opens onto a private balcony and perfectly captures the far-reaching views. This generous double bedroom is finished with carpeted flooring and underfloor heating, central lighting and double built-in wardrobes. The private en-suite is well appointed with a WC, wash basin, shower cubicle, tiled flooring and walls, spotlighting and an extractor fan.

Bedroom Four
Located towards the front of the property, bedroom four is another well-proportioned double bedroom with two windows allowing plenty of natural light into the room. Carpeted flooring with underfloor heating and central lighting provide a welcoming space.

Family Bathroom
The family bathroom is furnished with a WC, wash basin, fitted Jacuzzi-style bath, spotlighting, a frosted side window, heated towel rail, tiled flooring and partially clad walls.







Step Outside…

Detached Garage, Garden Room & Gym

Aberfa is further enhanced by an excellent detached double garage, providing ample space for vehicle storage, alongside a second detached building. This building incorporates a garden room with bi-folding doors opening onto the garden, storage units and a stainless-steel sink, together with a dedicated gym featuring built-in storage cupboards and a window to the front. This superb additional space offers considerable flexibility and could suit a variety of uses, from working from home and hobbies to fitness, leisure or entertaining.

Outside Space

The external space is simply wonderful and further showcases the exceptional setting of Aberfa. Lawned areas and paved patios wrap around the rear of the home, with simply breathtaking views enjoyed across the entire rear garden. There are numerous areas for outdoor furniture and seating, together with space for barbecues, creating a fantastic environment for family gatherings, entertaining and enjoying the long summer evenings. An elevated section of the grounds provides further space, incorporating a garden shed and an area suitable for a vegetable patch. Pathways lead around the entire property, while to the front, the extensive sweeping brick-paved driveway provides ample parking for multiple vehicles and is beautifully bordered by level lawns, mature trees and established shrubs.

Local Area

Ferryside occupies a particularly special position on the River Towy estuary, where the river meets Carmarthen Bay, offering a wonderful combination of coastal, countryside and village living. The village has a strong sense of community and a selection of useful amenities including a Post Office, convenience store, cafés, pubs and the Three Rivers Hotel and Spa, while the foreshore, beach and Wales Coast Path are close by for enjoying the beautiful surroundings. Ferryside also benefits from its own primary school and railway station, providing connections towards Carmarthen, Llanelli and Swansea, with local bus services also linking the village with Carmarthen, Kidwelly and Llanelli. Across the estuary lies the picturesque village of Llansteffan, renowned for its sandy beach and impressive Norman castle, with the restored ferry providing a charming link between the two communities.

The surrounding area provides an excellent choice of attractions, amenities and places to explore, with Kidwelly, Burry Port, Llanelli and Laugharne all within easy reach, while the county town of Carmarthen offers an extensive range of shopping, leisure, dining, educational and professional facilities. Pembrey Country Park is also nearby, offering woodland, beaches, nature trails and a host of family activities, while the wider Carmarthenshire coastline provides excellent opportunities for walking, cycling, wildlife and waterside activities. For commuters, road and rail connections provide convenient access towards Swansea, Pembrokeshire and the wider West Wales region, making Ferryside an appealing choice for those seeking a peaceful coastal lifestyle while remaining within easy reach of larger towns and cities.

£700,000

Additional Property Information

Chain Free
Freehold
Tax Band - H
Electric/Oil
Mains Water - Meter
Mains Drainage
Ultrafast Broadband Available
For mobile coverage please visit https://checker.ofcom.org.uk

ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR

Aberfa, Ferryside

Approximate Gross Internal Area = 264.5 sq m / 2847 sq ft
(Including Attic Store / Excluding Void)

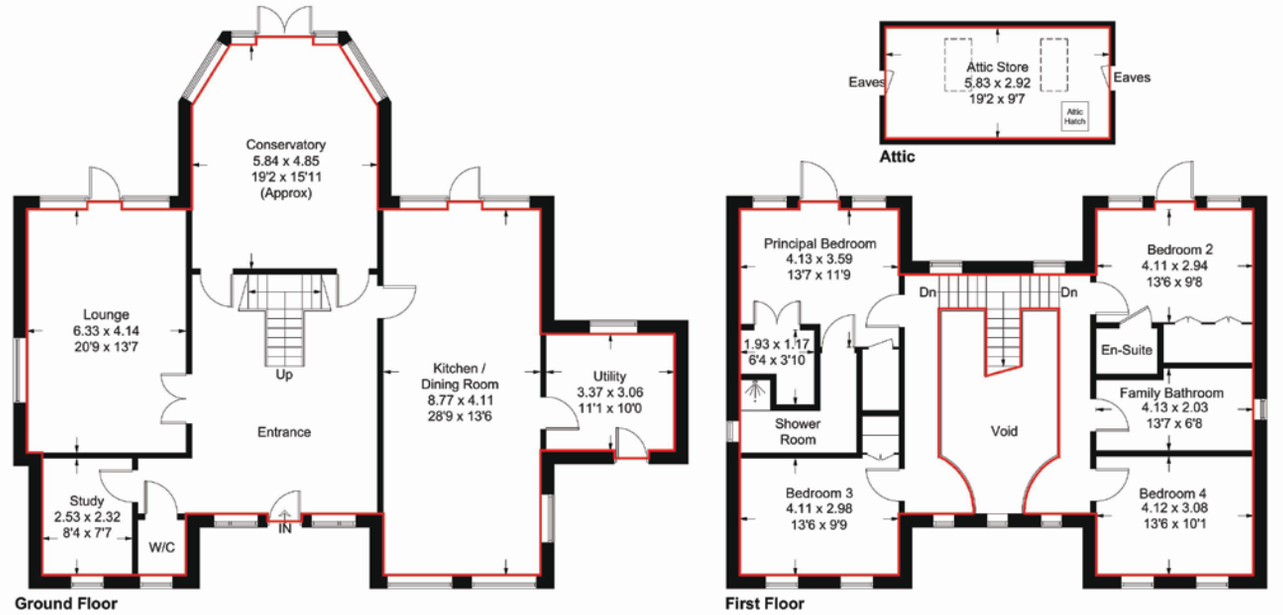
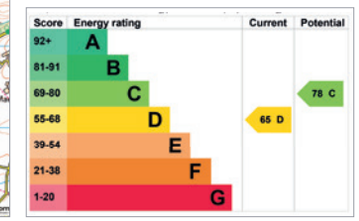


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The Property Ombudsman

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