

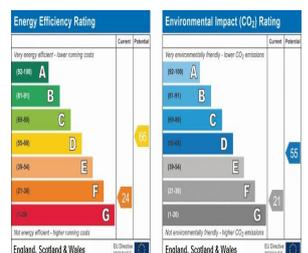


Ty Isaf, Broadlay Ferryside, SA17 5UB

Ty Isaf is a traditional, detached 3 bed house that has recently been extended to the side. The extension could be used for a Bed and Breakfast suite; for a 1 bed self-contained annexe or for additional family accommodation. The original house benefits from night storage heaters, while the extension has central heating provided by an electric boiler. Solar panels on the roof help provide hot water. The property extends to some 7 acres with a private garden, a parking area, a yard with timber stable block and approx 6.5 acres of pasture. The property is situated in the hamlet of Broadlay, just outside Ferryside. Thus, it enjoys easy access to Carmarthen (10 miles) and to Llanelli (12 miles). It is about 20 miles to the M4, junction 48. Ferryside has a railway station with good links. A regular bus service to Carmarthen stops outside the door.

- ❖ 3 bed detached house
- ❖ Timber stable block
- ❖ Views over the estuary from the land
- ❖ Good access to Carmarthen & Llanelli
- ❖ Attached 1 bed annexe
- ❖ Approx 6.5 acres pasture
- ❖ Near to Ferryside railway station
- ❖ Energy Rating: F

£375,000



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Accommodation

Entrance via the front door.



Entrance Hall

Front door; night storage heater; stairs to first floor with cupboard under.

Lounge *16' 1" x 11' 10" (4.90m x 3.60m)*

Exposed stone fireplace with multi-fuel stove; exposed ceiling timbers; window to front; night storage heater; door to annexe.



Dining Room *15' 11" x 11' 2" (4.85m x 3.40m)*

Window to front; night storage heater; multi-fuel stove inset in brick fireplace with red and black quarry tiled hearth.



Study *11' 4" x 9' 6" (3.45m x 2.89m)*

Window to side; 2 built-in cupboards; night storage heater.

Utility Room *6' 7" x 5' 11" (2.01m x 1.80m)*

Window to rear; loft hatch; concrete floor.

Rear Hall

Back door; night storage heater; loft hatch; terrazzo tiled floor.

Kitchen *18' 4" x 7' 7" (5.58m x 2.31m)*

2 windows to rear; range of base and wall units; stainless steel one and a half bowl sink; plumbing and space for washing machine and dishwasher; electric cooker point; tiled splashbacks; terrazzo tiled floor; built-in larder cupboard; radiator.



Bathroom *7' 7" x 6' 11" (2.31m x 2.11m)*

White 3 piece bathroom suite with electric shower over bath; fully tiled; window to rear; heated towel rail; built-in cupboard; terrazzo tiled floor.



First Floor

First Floor Landing

Loft hatch; airing cupboard.

Bedroom 1 *13' 11" x 9' 6" (4.24m x 2.89m)*

Window to front; built-in cupboards and shelving around bed; 2 built-in wardrobes; electric panel heater; part exposed A frames.



En Suite

White WC and wash hand basin; shower cubicle; heated towel rail; part tiled walls.

Bedroom 2 *12' 2" x 10' 10" (3.71m x 3.30m)*

Window to front; 2 built-in wardrobes; electric panel heater; part exposed A frames.



Bedroom 3 *7' 5" x 6' 7" (2.26m x 2.01m)*

Window to front; electric panel heater; part exposed A frames.

Annex

A recent extension on the side of the house provides extra accommodation which could be used as a separate annexe or a Bed and Breakfast suite if desired. The annexe has its own entrance to the rear of the property but there is also a connecting door to the Living Room of the main house.



Lounge / Kitchenette 19' 8" x 10' 2" (5.99m x 3.10m)



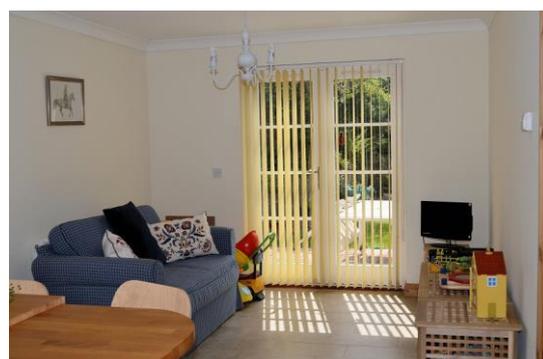
Kitchenette

Range of wall and base units; stainless steel sink; built-in eye-level electric microwave / oven; window to rear; loft hatch.



Annex Lounge

Door to rear; patio doors to enclosed side garden; radiator.



Annex Bedroom 12' 6" x 9' 8" (3.81m x 2.94m)

Radiator; window to front and side; tiled floor.



Annex Wetroom

Fully tiled; WC; wash hand basin; shower; heated towel rail; window to front.

Externally

Ty Isaf sits in the middle of the hamlet of Broadlay, situated on the side of the road. To the side of the house is an enclosed garden. This is laid to lawn, with a mature border of trees and shrubs to one side. At the end of the garden is a greenhouse. Adjoining the other side of the house is a stone STORE, currently used as a tack room. Behind the house is a parking area.

Stable Yard

The yard lies behind the house, across a minor country road, with a gated access to the road. The stable block is of timber construction with an overhang to the front. It is divided into a foaling box (approx 12' x 16') and 2 stables (approx 12' square). Each box has a hay feeder. Power, light and water is connected to the building. There is a concrete apron to the front. Next to the stable block is a timber shed.



Stable Yard - Another View



The Land

The land lies beyond the yard. There is access via a track from the yard and also through 2 gated entrances from 2 minor country roads. The land is of one large field that has been subdivided into 3 enclosures. There is water to each one and there are 2 Field Shelters. At the top of the land is a small Round Pen. From the land there are fine views to the Towy Estuary and beyond to Llansteffan Castle. We understand that there is about 6.5 acres of pasture, with the whole property extending to some 7 acres in total.



The Land - Another View



The Land - Another View



Directions

From Carmarthen take the A484 south in the direction of Kidwelly and Llanelli. After about 4 miles turn right, signed clearly for Ferryside. Go through Ferryside, follow the road round a sharp left bend & up the hill to the hamlet of Broadlay. Ty Isaf is right in the centre, on the right hand side. Turn right immediately after the house and come back on yourself to get to the parking at the rear.

General Information

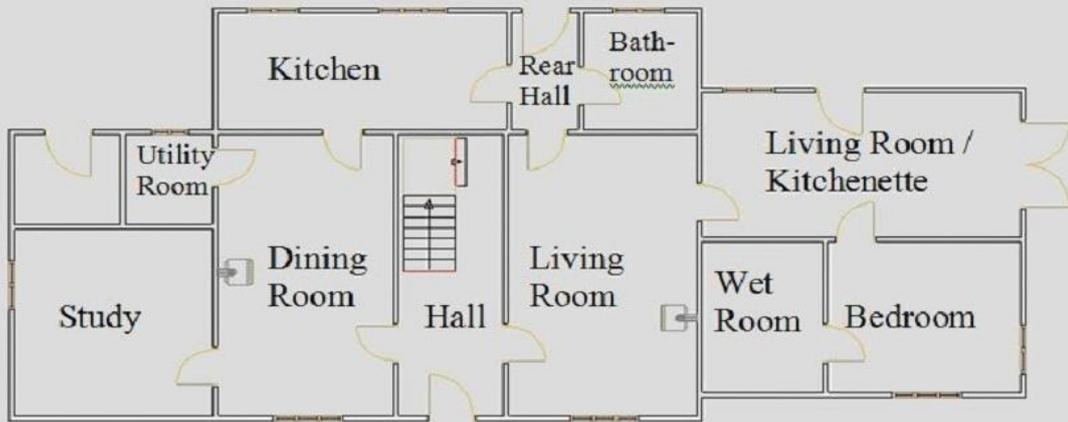
Viewings: Strictly via the agents, Houses For Sale in Wales

Services: Mains electricity, mains water & mains drainage (TBC)

Council Tax: Band F, Carmarthenshire County Council

Ty Isaf

Ground Floor



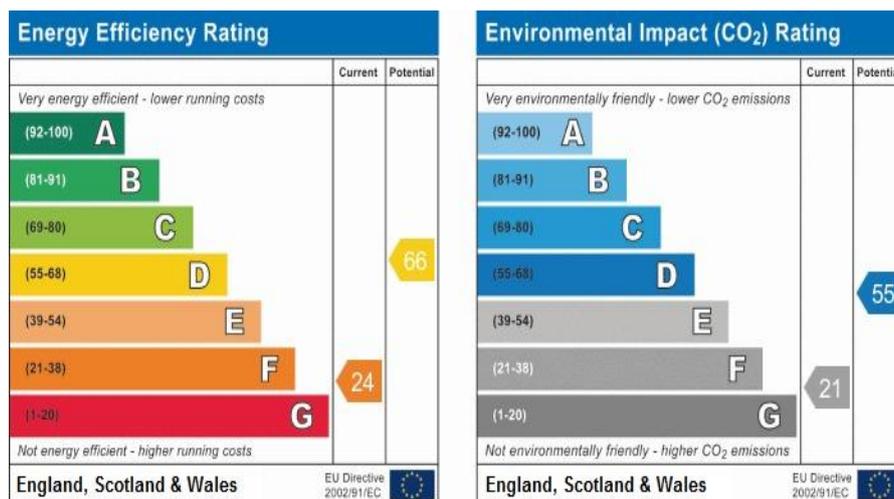
This plan is not drawn to scale and is for layout illustration purposes only.

Ty Isaf

First Floor



This plan is not drawn to scale and is for layout illustration purposes only.



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

