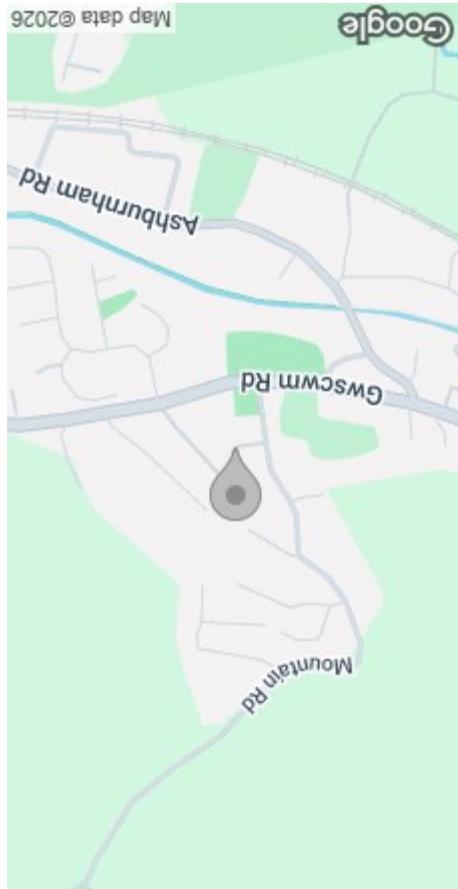


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EPC



AREA MAP



Rhyd ydderwen, Llys y Coed, Pembrey, Burry Port, SA16

FLOOR PLAN



DAWSONS

Rhyd ydderwen Llys Y Coed

Pembrey, Burry Port, SA16 0LJ

Offers Around £525,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Exceptional 4 Bedroom Detached Residence with breath-taking Coastal Views. Occupying a prime elevated position with outstanding coastal and village views, this impressive individual detached residence offers spacious and versatile accommodation throughout. The welcoming entrance hall includes a comfortable seating area and leads to a formal lounge with patio doors opening to the rear garden – perfectly framing the beautiful views. Additional ground floor accommodation includes a sitting room, separate dining room, and a modern re-fitted kitchen with breakfast area, complemented by a utility room and ground floor cloakroom.

To the first floor, there are four well-proportioned bedrooms, one of which benefits from en-suite facilities. Two further family bathrooms serve the remaining bedrooms. One bedroom is currently used as a first-floor sitting room, enjoying access to a private balcony that captures the stunning coastal panorama.

Externally, the property offers a detached garage and a well-maintained driveway providing off-road parking for 3-5 vehicles. The beautifully landscaped rear garden is thoughtfully stocked with mature shrubs and plants, offering an ideal space for relaxation and entertaining while taking in the views.

Viewing is essential to fully appreciate the size, setting, and breath-taking outlook this superb home affords.



FULL DESCRIPTION

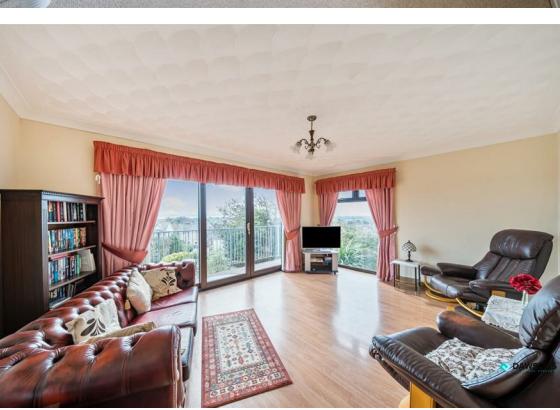
Ground Floor

Entrance Hall

Lounge
21'4" x 16'0" (6.52m x 4.88m)



Sitting Room
12'2" x 11'11" (3.72m x 3.64m)



Dining Room
8'10" x 8'7" (2.71m x 2.62m)

W.C

Utility Room
10'1" x 5'6" (3.09m x 1.68m)

Kitchen
14'2" x 11'6" (4.32m x 3.53m)



Breakfast Room
7'4" x 5'2" (2.25m x 1.59m)

First Floor

Landing

Bedroom 1
17'7" x 11'11" (5.36m x 3.65m)

Bedroom 2
15'10" x 12'4" (4.85m x 3.78m)

Family Bathroom with additional shower cubicle

Bedroom 3
12'8" x 11'11" (3.88m x 3.65m)

Shower En-suite

Bedroom 4
14'7" x 8'6" (4.45m x 2.60m)

Shower Room

Parking

Driveway parking for multiple vehicles. Garage (5.33m x 3.60m)

Council Tax Band = G

EPC = C

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is BT (fibre)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

