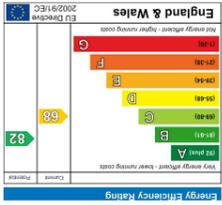
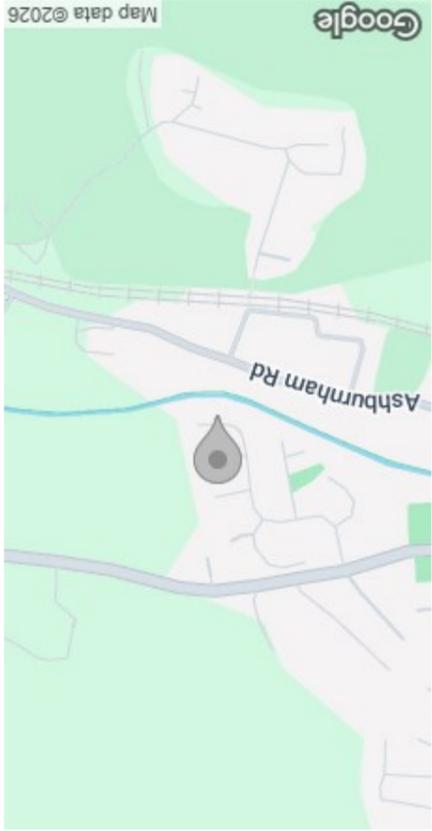


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

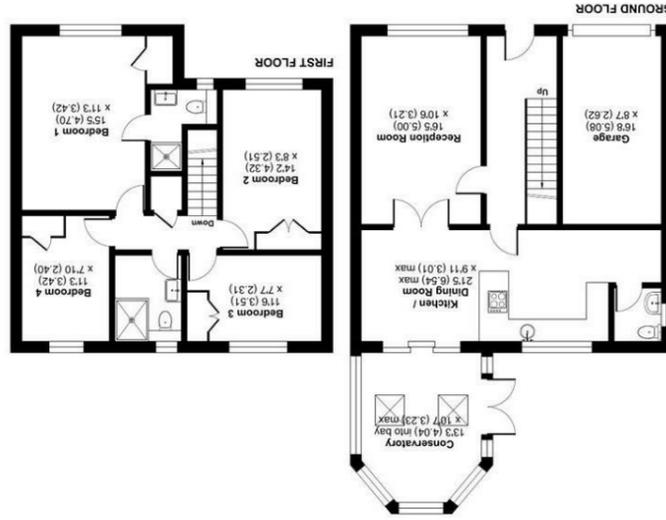
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 138202.



EPC



AREA MAP



Maes Y Capel, Llanelli, SA16
 Approximate Area = 1348 sq ft / 125.2 sq m
 Garage = 133 sq ft / 12.4 sq m
 Total = 1481 sq ft / 137.6 sq m
 For identification only - Not to scale

FLOOR PLAN



DAWSONS

72 Maes Y Capel
 Pembrey, Burry Port, SA16 0EG
 Offers Around £325,000



GENERAL INFORMATION

This impressive four-bedroom detached residence has been lovingly and meticulously maintained by its current owners for over 20 years – a true testament to the care and pride invested in every aspect of the home. Having served as a cherished family haven for more than two decades, it now presents a wonderful opportunity for new owners to make it their own and begin creating lasting memories for years to come.

Occupying a prime position within a highly regarded executive development, the property enjoys a welcoming and established setting where homes are thoughtfully spaced and beautifully presented.

At the heart of the home lies the impressive open-plan kitchen, dining area, and sunroom – thoughtfully designed to create a wonderful sense of space and natural light. The sunroom further enhances the living space, opening onto a tranquil, south-facing rear garden, providing the perfect setting for both relaxing and entertaining.

The sense of luxury continues with elegant vinyl tiled flooring and fully fitted wardrobes in all bedrooms, ensuring both style and functionality. The inviting lounge offers a cosy retreat at the end of the day – an ideal space to unwind with a glass of wine beside the warm glow of the living flame fire. The home is offered as chain free.



FULL DESCRIPTION

Entrance

Hallway

Reception Room

16'4" x 10'6" (5.00m x 3.21m)

Kitchen/Dining Room

21'5" x 9'10" (6.54m x 3.01m)

WC

Sun Room

13'3" x 10'7" max (4.04m x 3.23m max)

First Floor

Landing

Bedroom One

15'5" x 11'2" (4.70m x 3.42m)



En-Suite

Bedroom Two

14'2" x 8'2" (4.32m x 2.51m)

Bedroom Three

11'6" x 7'6" (3.51m x 2.31m)

Bedroom Four

11'2" x 7'10" (3.42m x 2.40m)

Family Shower Room

External

Garden

Summer House 7m x 3m

Parking

Driveway
Electric vehicle charging point
Garage 5.08M X 2.62M

EPC = D

Council Tax Band = D

Services

Heating System - Gas
Mains gas, electricity, sewerage and water.
Broadband - The current supplier is Sky (full fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Tenure

Freehold

