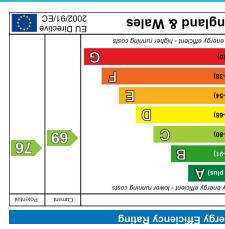
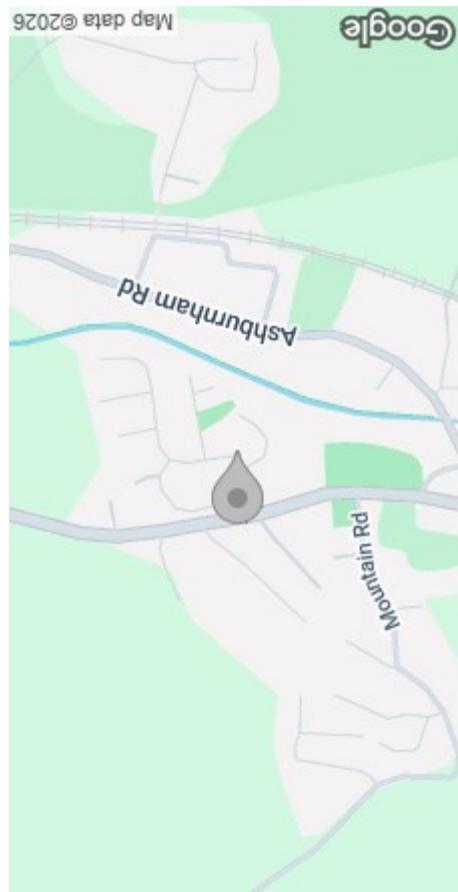




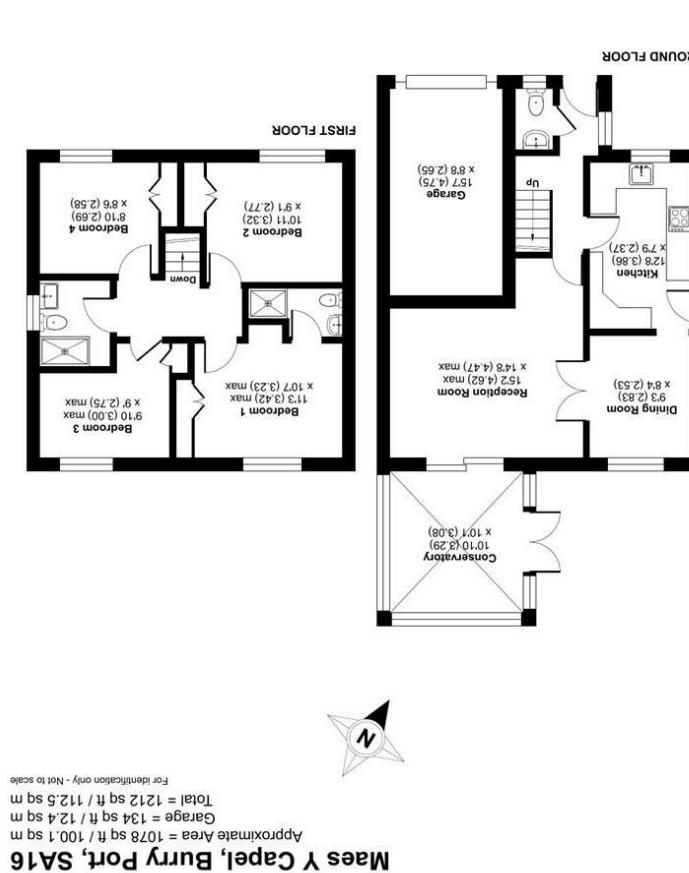
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



DAWSONS

18 Maes Y Capel
Pembrey, Burry Port, SA16 0EG
Offers Around £305,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

This attractive detached home is set within an established development of similar, well-presented properties in the highly desirable area of Pembrey. Offering generous and versatile living accommodation, the property is perfectly suited to modern family life.

The ground floor features a welcoming lounge, a separate dining room ideal for entertaining, and a bright conservatory that enjoys views over the garden – creating a wonderful additional living space to relax and unwind throughout the year.

Upstairs, the home offers four well-proportioned bedrooms all with fitted wardrobes and including a principal bedroom with its own en-suite facilities. A contemporary shower room serves the remaining bedrooms, ensuring comfort and convenience for family and guests alike.

Externally, the property benefits from a driveway to the front providing off-road parking, along with a garage for additional storage or secure parking. The secluded mature rear garden is a space to relax and enjoy some downtime.

Ideally positioned, the home enjoys easy access to the charming harbour town of Burry Port, with its amenities and coastal walks. The town centre is just a short drive away, while the beautiful Pembrey Country Park is close at hand, offering miles of golden sands, woodland walks and outdoor activities.

This is not just a place to live – it's a lifestyle choice, combining coastal living with convenience, community and countryside charm.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

15'1" max x 14'7" max (4.62m max x 4.47m max)



Bedroom 1

11'2" max x 10'7" max (3.42m max x 3.23m max)

Shower En-suite

Bedroom 2

10'10" x 9'1" (3.32m x 2.77m)

Bedroom 3

9'10" max x 9'0" max (3.00m max x 2.75m max)

Bedroom 4

8'9" x 8'5" (2.69m x 2.58m)

Shower Room

Parking

Garage (4.75m x 2.65m)

Council Tax band = D

EPC = C

Tenure

Freehold

SERVICES

Broadband - SKY

Mobile provider - TESCO / 02

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

