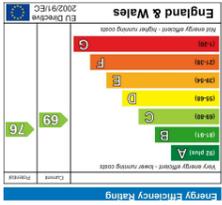




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

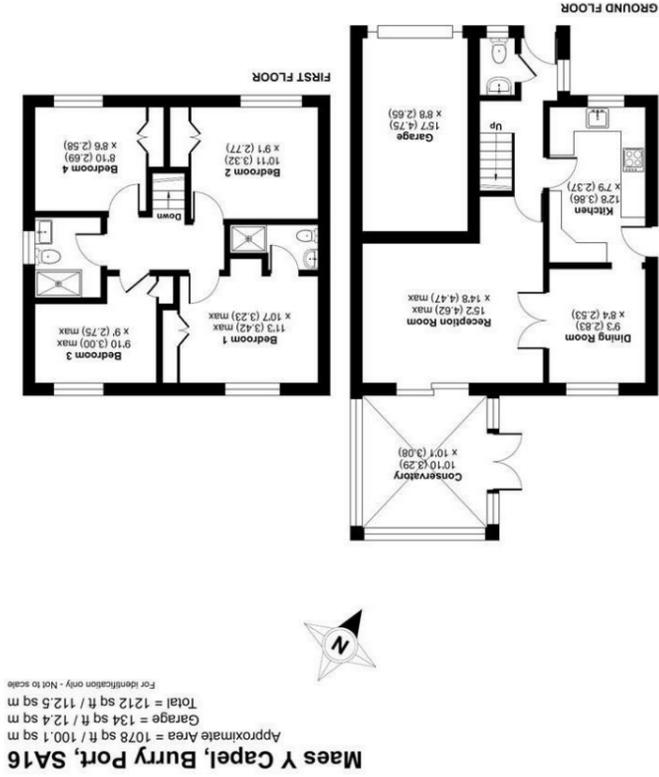
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 140655. © dawson 2025.



EPC



AREA MAP



FLOOR PLAN



18 Maes Y Capel  
 Pembrey, Bury Port, SA16 0EG  
 Offers Around £300,000



## 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 )

#### Dining Room

9'3" x 8'3" (2.83m x 2.53m )

#### Kitchen

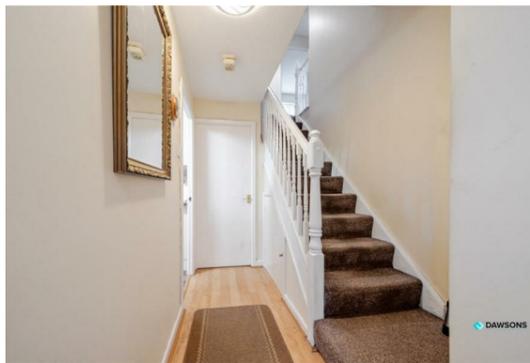
12'7" x 7'9" (3.86m x 2.37m)

#### W.C

#### Conservatory

10'9" x 10'1" (3.29m x 3.08m )

### First Floor



**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.

