



## 31 Mumbles Head Park

Pembrey, Burry Port, SA16 0DJ

Asking Price £525,000



## FULL DESCRIPTION

Pembrey and Burry Port offer a wonderful coastal lifestyle that continues to attract buyers seeking both tranquillity and convenience. With beautiful sandy beaches, scenic coastal paths, and attractions such as Pembrey Country Park, the area is ideal for outdoor enthusiasts and families alike. A selection of local shops, cafés, restaurants and leisure facilities are within easy reach, while the nearby harbour adds charm and character. The combination of coastal beauty, community feel and excellent amenities makes this a highly desirable place to call home.

Let's now take a look in more detail...

### Approach

After journeying through the charming harbour town of Burry Port, you arrive at the peaceful and desirable road of Mumbles Head Park, where number 31 welcomes you. The property immediately impresses with its generous brick paved driveway, offering ample parking for multiple vehicles.

Step Inside...

### Entrance

You are welcomed into a bright and airy, spotlit entrance hallway, beautifully finished with herringbone flooring. A striking three-storey window to the front floods the space with natural light while perfectly framing those stunning coastal views. This impressive entrance acts as a central hub, seamlessly connecting you to the main living areas of the home.

### WC

The ground floor WC offers a RAK WC and matching RAK wash basin with storage beneath. Finished with laminate flooring, tiled walls, spotlighting, a heated towel rail, and a frosted window to the rear.

### Open-Plan Kitchen/Breakfast Room

15'7" x 7'6" (4.76 x 2.30)

Herringbone flooring flows effortlessly into the open-plan kitchen/breakfast room, a generous and sociable space ideal for family living. Dual aspect windows allow light to pour in, with the front window once again capturing those beautiful views. The kitchen is fitted with a range of wall and base units and benefits from integrated appliances including a Bosch oven/grill, AEG four-ring induction hob, Cooke & Lewis extractor, Bosch dishwasher, and a double porcelain sink with adjustable tap. There is ample room for a breakfast table, along with space for a freestanding fridge/freezer, making this truly the heart of the home. From here you have access to the rear of the home.

### Conservatory

9'3" x 8'7" (2.82 x 2.64)

Situated just off the breakfast area, the conservatory is a stunning addition, bathed in natural light from its surrounding windows and enhanced by double patio doors leading out to the garden. Featuring herringbone flooring and a ceiling fan, this versatile space offers flexibility for a variety of uses while creating a seamless indoor-outdoor connection.

### Dining Room

9'11" x 8'2" (3.03 x 2.50)

The dining room is another versatile reception space, boasting a large front-facing window that captures outstanding views. Natural light beams through, enhancing the herringbone flooring and coving.

### Sitting Room/Bedroom Five

12'3" x 12'0" (3.74 x 3.68)

Steps down lead you to a further reception room, currently utilised as a sitting room or optional bedroom five. This well-proportioned space benefits from a large front window, allowing light to flood in while enjoying the picturesque outlook. With carpeting and coving, it offers flexibility to suit a range of needs.

### Utility

12'3" x 4'10" (3.75 x 1.48)

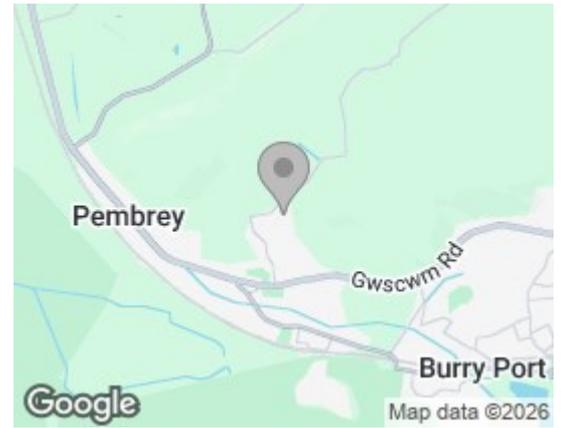
Also on this level is a useful utility room, fitted with additional wall and base units, a single stainless-steel sink, and space for an under-counter appliance. Finished with tiled flooring, an extractor fan, and a side window, it also provides convenient access to the rear of the property.

### Lounge

17'5" x 12'3" (5.33 x 3.75)

A carpeted staircase leads you to the impressive lounge from the entranceway, a spacious and inviting room where the views truly take centre stage. A large floor-to-ceiling window and double patio doors open onto a balcony, offering breathtaking vistas across the estuary and coastline. This cosy yet expansive room features a wood burner with granite hearth, spotlighting, and triple aspect windows, including a large rear window overlooking the garden. From here, steps lead up to a hallway serving three bedrooms and the family bathroom.

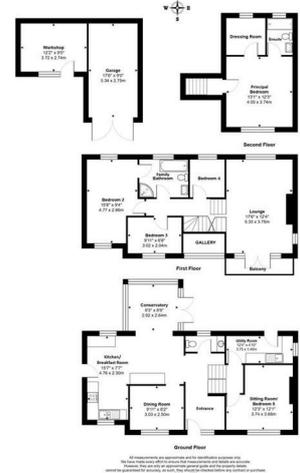
## AREA MAP



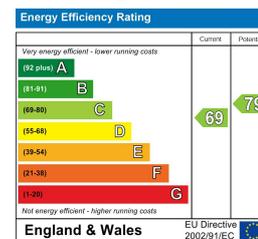
## FLOOR PLANS

31, Mumbles Head Park, Pembrey, Burry Port, SA16 0DJ

Approximate Total Area: 1625 sq. ft. - 151.0 sq. m (including balcony, garage, workshop)



## EPC



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