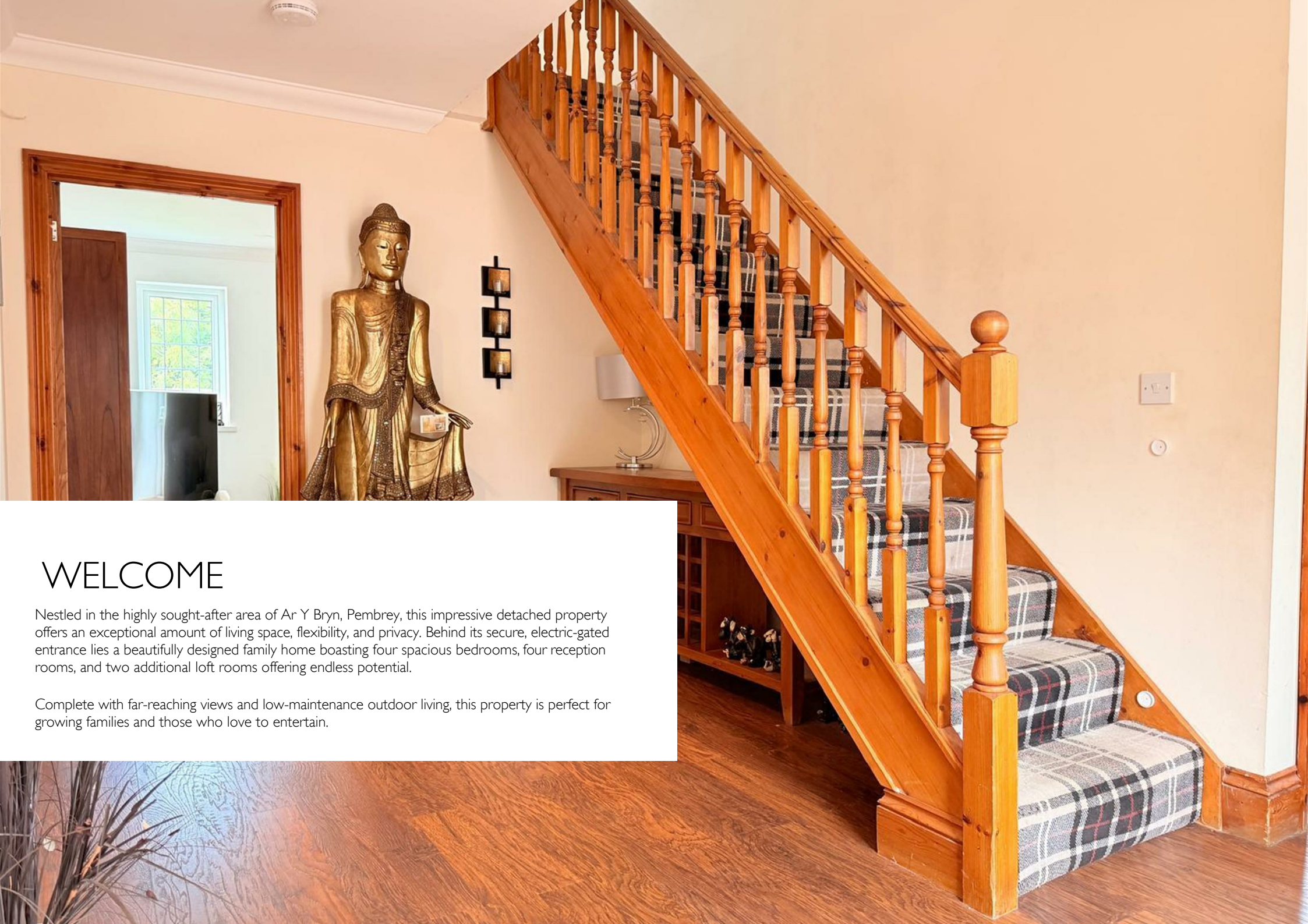




7A Ar Y Bryn, Pembrey, Burry Port, SA16 0AX £675,000

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WELCOME

Nestled in the highly sought-after area of Ar Y Bryn, Pembrey, this impressive detached property offers an exceptional amount of living space, flexibility, and privacy. Behind its secure, electric-gated entrance lies a beautifully designed family home boasting four spacious bedrooms, four reception rooms, and two additional loft rooms offering endless potential.

Complete with far-reaching views and low-maintenance outdoor living, this property is perfect for growing families and those who love to entertain.



INTERNAL

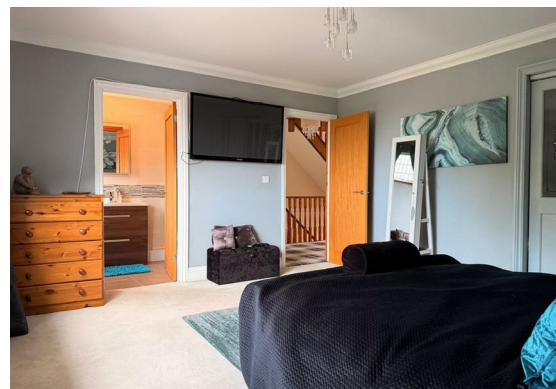
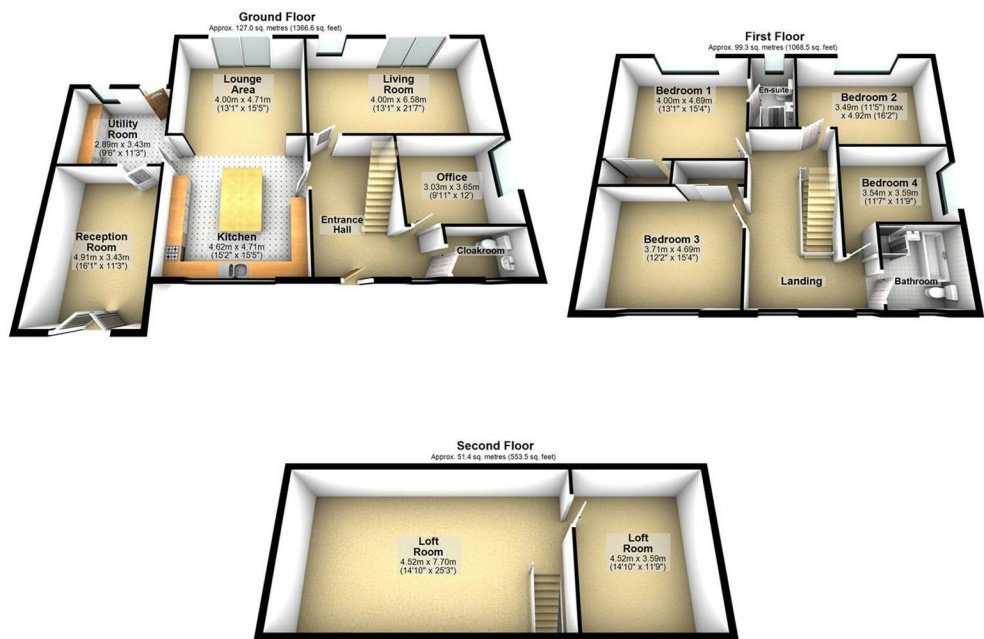
Step inside to discover a ground floor designed for modern living. The heart of the home is the open-plan kitchen, which flows effortlessly into the first of four reception rooms—currently styled as a relaxed living area, making it perfect for family mornings and socializing.

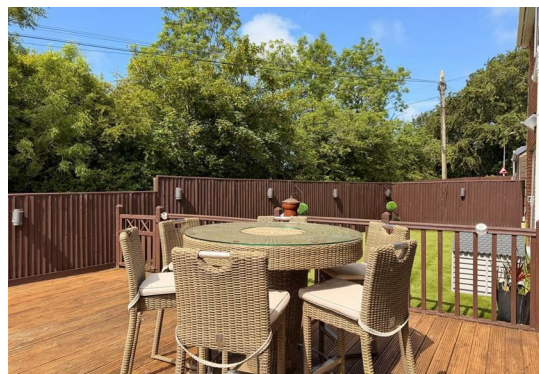
For those who need dedicated space, the ground floor also hosts a convenient utility room and cloakroom, a quiet home office/study and further reception room currently used as a home gym. The main formal living room is a bright and airy sanctuary, featuring sliding doors that open directly onto the garden, seamlessly blending indoor and outdoor living.

A striking galleried landing guides you to the first-floor accommodation. Here, you will find four well-proportioned bedrooms, including a master bedroom complete with its own en-suite shower room, alongside a modern family bathroom.

A further staircase leads up to two generous loft rooms. These two rooms offer incredible, versatile bonus space—perfect for a playroom, cinema room, walk-in wardrobe, or additional storage.







INTERNAL

The front of the property is framed by secure electric gates, opening onto a brick-paved driveway with parking for multiple vehicles. Complete with a handy storage shed, and a charming side garden.

The rear garden has been thoughtfully designed for low maintenance and maximum enjoyment. Featuring a mix of decking and artificial lawn, it serves as the ultimate suntrap to sit back, relax, and take in the stunning, far-reaching views over Pembrey and beyond.

LOCATION

Situated in the highly regarded, elevated residential area of Ar Y Bryn, this property offers the perfect blend of coastal tranquillity and everyday convenience.

Just minutes away lies the spectacular Pembrey Country Park and the 8-mile golden sands of Cefn Sidan Beach, offering endless woodland trails, a dry ski slope, and outdoor activities right on your doorstep.

For day-to-day amenities, the neighboring harbor town of Burry Port features a picturesque marina, independent cafes, and local shops, alongside Burry Port & Pembrey railway station, which provides direct rail links to Swansea, Cardiff, and London Paddington.

The property is ideally positioned within easy reach of reputable local primary and secondary schools, while excellent road links via the A484 put the major shopping hubs of Llanelli (15 minutes) and Carmarthen (25 minutes) within effortless commuting distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Est 1978
Est 1978



- Detached Property
- Four Reception Rooms
- Four Bedrooms
- Two Loft Rooms
- Electric Gated Driveway
- EV Charger
- Council Tax - F (provided by the local authority, subject to change)
- EPC - C Approx. 273 m2
- Mains Gas, Electric, Water & Drainage
- Freehold

Entrance Hallway
Window to front, wood effect flooring, stairs to first floor, radiator.

Cloakroom
Fitted with W/C, hand wash basin, window to front, partly tiled walls, heated towel rail, wood effect flooring, radiator.

Office/Study
Window to side, wood effect flooring, radiator.

Living Room
Window and sliding door to rear, wood effect flooring, radiator.

Open Plan Living/Kitchen Area
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, wine fridge, double mid level oven, integrated microwave and dishwasher, hob with extractor hood over, space for fridge freezer, kitchen island, wood effect flooring, feature fireplace, storage cupboards, sliding doors to rear, window to front, radiator.

Utility Room
Wall and base units with worktop over, space for washing machine and tumble dryer, boiler (Baxi), tiled flooring, window to rear, radiator, external door to rear.

Reception Room
Converted garage now used as gym, double doors to front, wood effect flooring.

First Floor Landing
Two windows to front, stairs to loft rooms, radiator.

Bedroom One
Window to front, built in wardrobes, radiator, door into:

Ensuite
Fitted with W/C, hand wash basin, double shower cubicle, tiled walls and flooring, window to rear, radiator.

Bedroom Two
Window to front, built in wardrobes, radiator.

Bedroom Three
Window to rear, radiator.

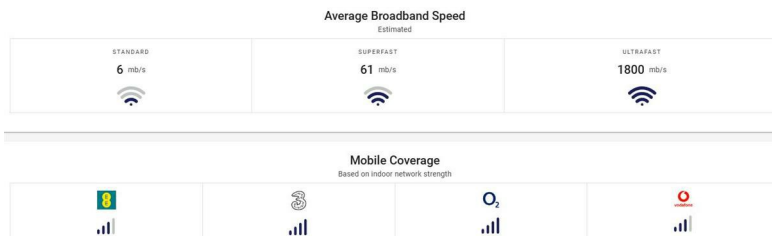
Bedroom Four
Window to side, radiator.

Bathroom
W/C, hand wash basin, panelled bath, shower cubicle, heated towel rail, tiled walls and flooring, window to front.

Loft Room
Velux windows to front and rear, radiator, vaulted ceilings.

Loft Room
Velux windows to front and rear, vaulted ceilings.

Externally
Front : Gated driveway for multiple vehicles, side garden with storage shed (not inspected)
Rear : Decked area, artificial grass area.



We'd love to hear what you think!

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A REVIEW**



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