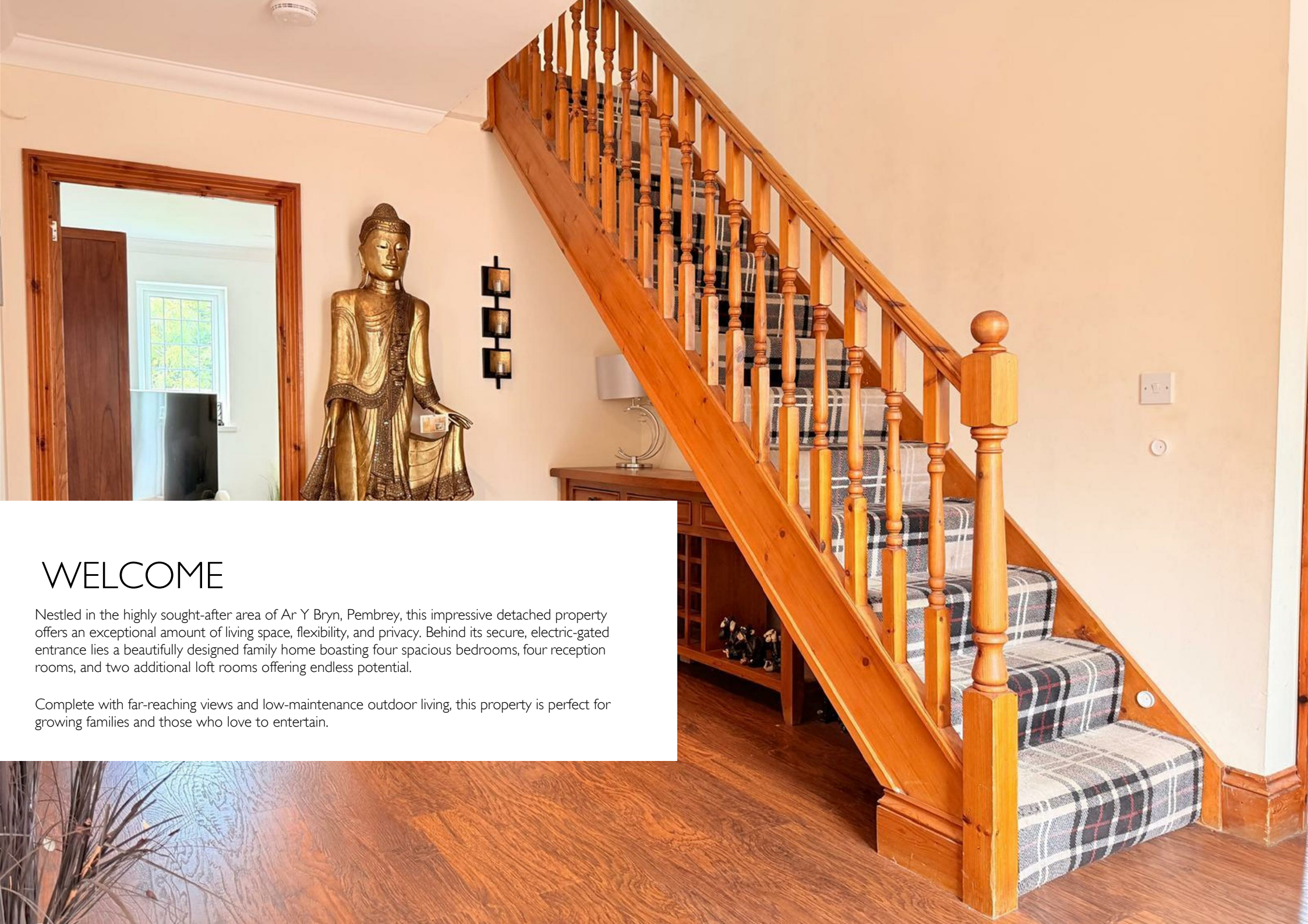




7A Ar Y Bryn, Pembrey, Burry Port, SA16 0AX £675,000

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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

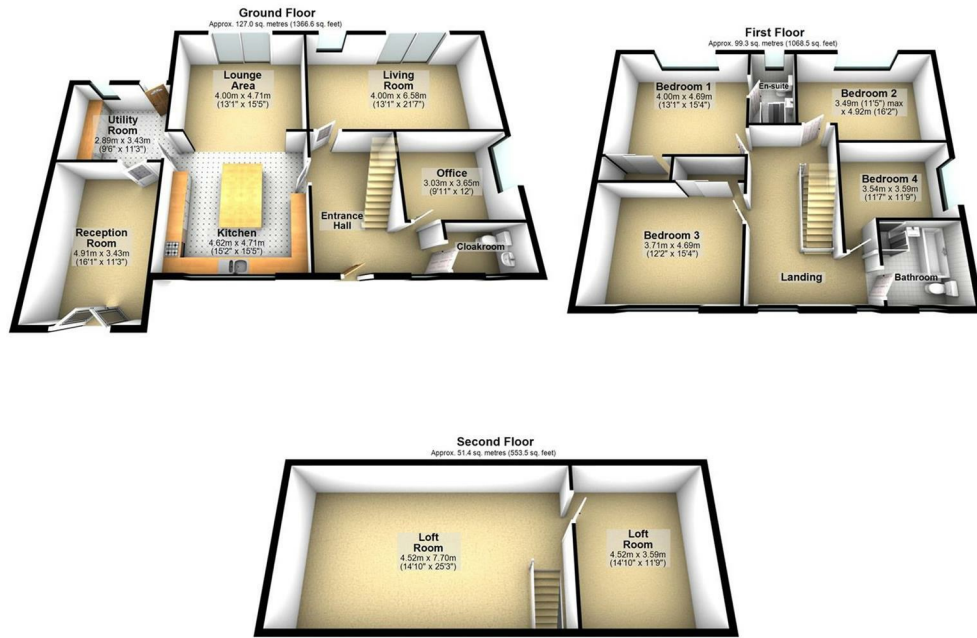
Step inside to discover a ground floor designed for modern living. The heart of the home is the open-plan kitchen, which flows effortlessly into the first of four reception rooms—currently styled as a relaxed living area, making it perfect for family mornings and socializing.

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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# Davies Craddock Estates

18 Murray Street, Llanelli, SA15 1DZ

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www.daviescraddock.co.uk



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. 273m2/2,939sqft)
- Mains Gas, Electric, Water & Drainage
- Freehold

| Average Broadband Speed                                                             |                                                                                     |                                                                                       |  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|
| Estimated                                                                           |                                                                                     |                                                                                       |  |
| STANDARD                                                                            | SUPERFAST                                                                           | ULTRAFAST                                                                             |  |
| 6 mb/s                                                                              | 61 mb/s                                                                             | 1800 mb/s                                                                             |  |
|  |  |  |  |

| Mobile Coverage                                                                     |                                                                                     |                                                                                     |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Based on indoor network strength                                                    |                                                                                     |                                                                                     |                                                                                       |
|  |  |  |  |

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  
approx 9'11" x 11'11"  
Window to side, wood effect flooring, radiator.

Living Room  
approx 13'11" x 21'7"  
Window and sliding door to rear, wood effect flooring, radiator.

Open Plan Living/Kitchen Area  
approx 28'3" x 30'10"  
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  
approx 9'5" x 11'3"  
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  
approx 16'11" x 11'3"  
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  
approx 13'11" x 15'4"  
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  
approx 11'5" x 16'11"  
Window to front, built in wardrobes, radiator.

Bedroom Three  
approx 12'2" x 15'4"  
Window to rear, radiator.

Bedroom Four  
approx 11'7" x 11'9"  
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  
14'9" x 25'3"  
Velux windows to front and rear, radiator, vaulted ceilings.

Loft Room  
approx 14'9" x 11'9"  
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!

LEAVE US  
A REVIEW



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Google  
Reviews