



8 Ar Y Bryn, Burry Port, SA16 0AX

£550,000

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Davies Craddock Estates are pleased to present for sale this beautiful detached house located in the picturesque area of Ar Y Bryn, Pembrey, Burry Port.

The open plan kitchen is a focal point of this home, providing a modern and stylish space for cooking and dining. The modern refurbishment of this house ensures that it is move-in ready, with sleek finishes and contemporary design elements throughout, including underfloor heating, providing a luxurious and comfortable living environment all year round. The property further boasts three reception rooms and a conservatory and four spacious bedrooms and two bathrooms.

The front of the property has a landscaped garden with decking area surrounded by mature shrubs and trees with side gate access. This leads to the side and rear south facing garden, again landscaped with mature shrubs and trees. There is a raised deck area, perfect for outdoor entertaining, with multiple patio doors leading off from the property. The property has a double garage which can be accessed from the side garden.

Internal viewing is considered essential in order to fully appreciate the style and specification that it has to offer.

The property further comprises of:

Hall

Entered via double glazed door to front, limestone tile floor with under floor heating, radiator, spotlights, stairs to first floor with storage cupboard under. Door to:

Cloakroom

4'7" x 5'10" approx. (1.40 x 1.78 approx.)

Fitted with WC, wash hand basin, limestone tile floor with under floor heating, part tile walls, radiator, storage cupboard, frosted double glazed window to side.

Living Room

17'3" x 11'0" approx. (5.28 x 3.36 approx.)

Double glazed window to front, double glazed patio doors to rear, oak wood floor, open fireplace with log burner, radiator.

Kitchen/Dining

27'2" x 17'0" approx. (max) (8.3 x 5.2

approx. (max))

Fitted with bespoke wall and base units with Quartz worktop over incorporating sink and drainer with integral triple oven and warming drawer, and dishwasher. Island has variety of base units with worktop over incorporating induction hob further sink, integral microwave and breakfast bar. Free standing fridge freezer and Smeg range oven included. Limestone tile floors with under floor heating, two radiators, spotlights, double glazed window to front, double glazed patio doors to rear.

Conservatory

11'1" x 10'4" approx. (max) (3.4 x 3.15

approx. (max))

Double glazed windows to side and rear, double glazed sliding door to side, limestone tile floor with under floor heating, radiator, glazed ceiling.





Utility Room

14'0" x 6'3" approx. (4.27 x 1.93 approx.)

Fitted with base units with worktop over incorporating a stainless steel sink and drainer, integral wine cooler and washer/dryer. Slate floor, radiator, spotlights, double glazed window to front, double glazed door to front, double glazed skylight, vaulted ceiling. Door to:

Cinema Room

14'0" x 8'11" approx. (4.27 x 2.74 approx.)

Double glazed patio doors to rear, double glazed skylight, slate floor, radiator, spotlights, vaulted ceiling



Landing

Double glazed window to side, radiator, storage cupboard, spotlights, loft access.

Bedroom One

17'3" x 11'10" approx. (5.28 x 3.63 approx.)

Double glazed window to rear with sea views, radiator, two sets of built in wardrobes.



Bathroom

10'5" x 7'3" approx. (3.18 x 2.23 approx.)

Fitted with WC, wash hand basin, panel bath, enclosed shower, tile floor, tile walls, radiator, heated towel rail, spotlights, frosted double glazed window to front and side.

Bedroom Two

13'3" x 11'3" (4.06 x 3.45)

Double glazed window to rear with sea views, radiator, wash hand basin, built in wardrobes.

Bedroom Three

13'8" x 7'5" (4.17 x 2.27)

Double glazed window to rear with estuary views, radiator.

Bedroom Four

9'8" x 8'0" approx. (max) (2.97 x 2.46 approx. (max))

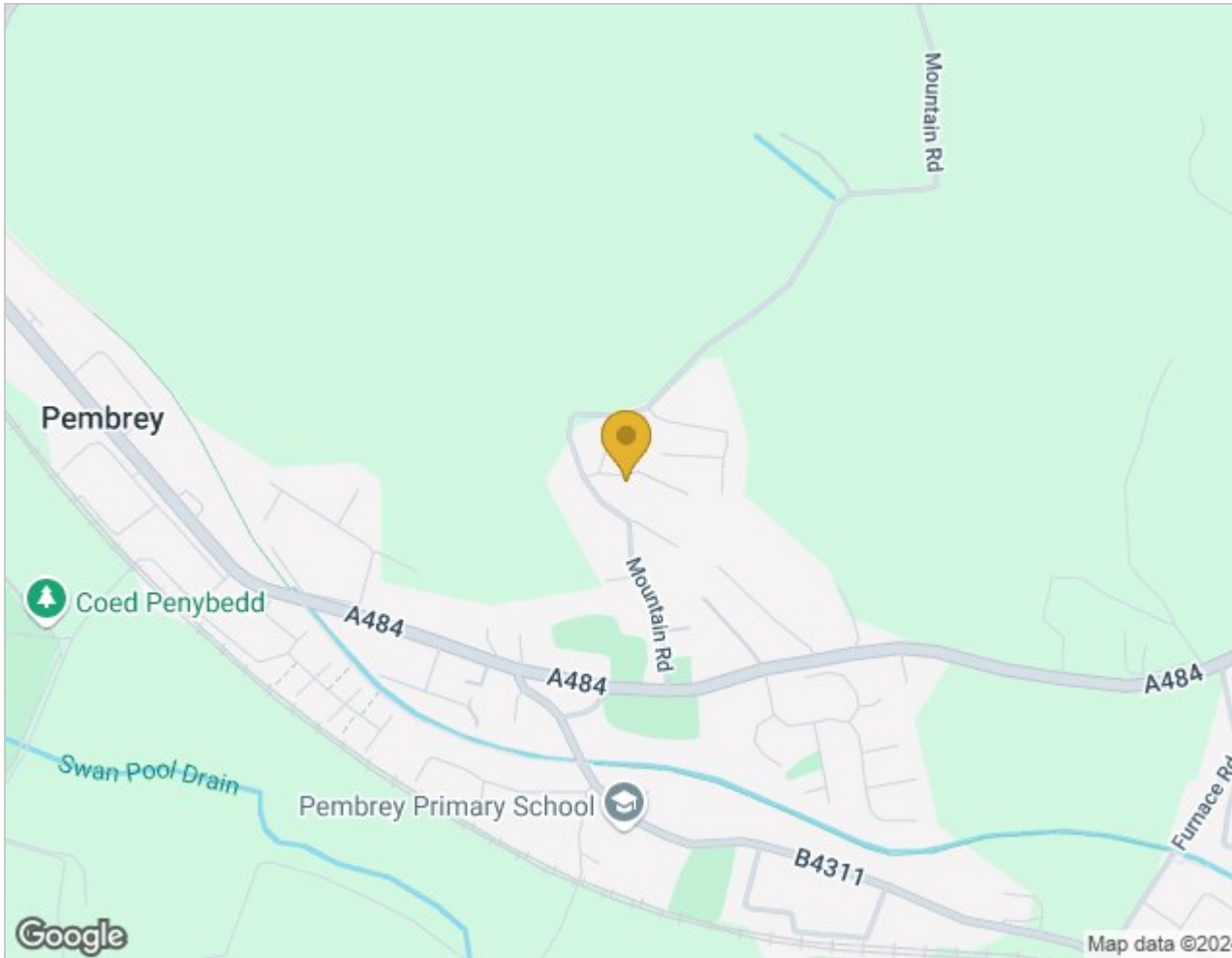
Double glazed window to front, radiator, storage cupboard.

External

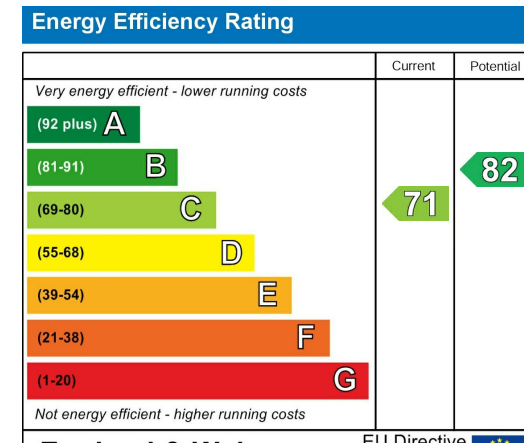
The front garden is enclosed and mainly laid to lawn with a paved path leading to the front door and further decked area, surrounded by mature shrubs and trees. Side gate leading to



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Four Bedroom Detached Property
- Viewing Essential
- Conservatory
- Far reaching Views
- Detached Garage
- Main Gas, Electric, Water & Drainage
- Enclosed Front & Rear Garden
- EPC - C Approx. 162m2
- Freehold
- Council Tax - E (Oct 24)



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 of representation 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.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.