



8 Ar Y Bryn, Pembrey, Burry Port, SA16 0AX £575,000



WELCOME

Davies Craddock Estates are pleased to present for sale this impeccably beautiful detached residence, situated in the highly sought-after and picturesque enclave of Ar Y Bryn, Pembrey.

Designed with a keen eye for contemporary aesthetics, the home centers around a open-plan kitchen that serves as a stylish hub for both cooking and social dining. This modern theme extends throughout the property, where sleek finishes are paired with the luxury of underfloor heating to ensure a comfortable and sophisticated living environment all year round. The expansive layout is perfectly suited for family life, boasting three versatile reception rooms, convenient cloakroom and a light-filled conservatory, complemented by four spacious bedrooms and family bathroom on the first floor.

The exterior is equally impressive, beginning with a beautifully landscaped front garden and private decking area screened by mature trees. To the rear, the property unveils a spectacular south-facing garden, thoughtfully landscaped to maximize the sun. Multiple sets of patio doors create a seamless transition from the interior to a raised deck area, providing the ultimate setting for outdoor entertaining. Complete with a substantial double garage and side-gate access, this home is truly move-in ready.

With no onward chain, early viewing is essential to see what this property has to offer.



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.

Fitted with W.C., 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.

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)

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)

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.

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:

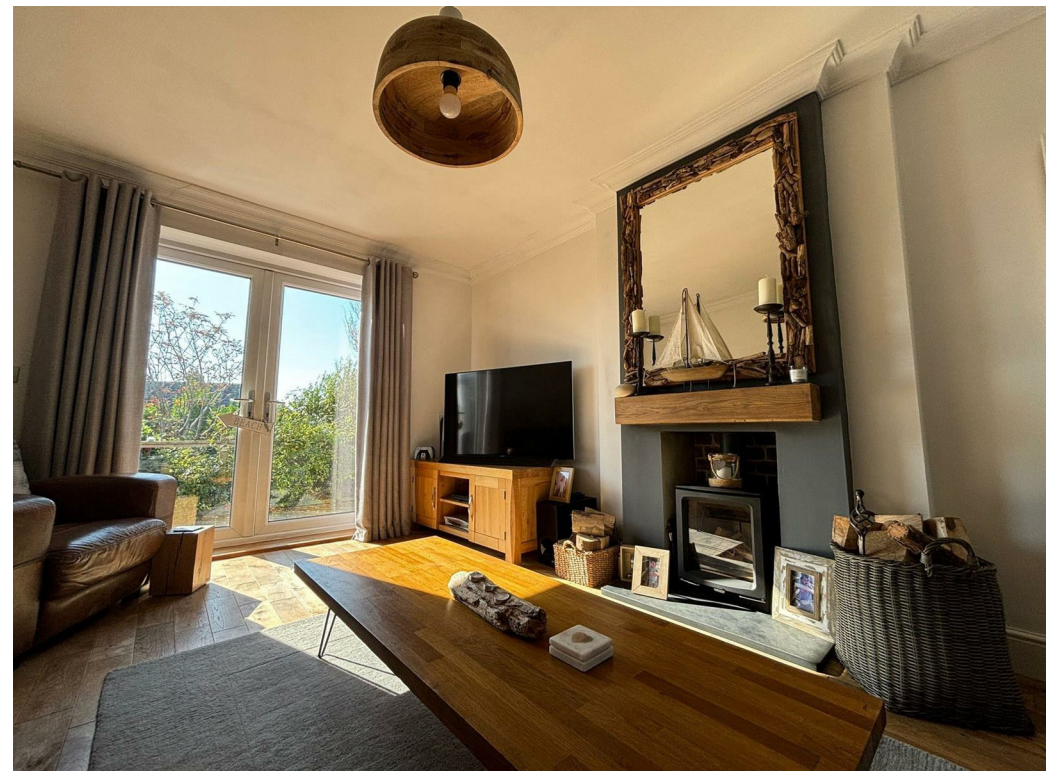
Cinema Room

14'0" x 8'11" approx.

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.

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

Bedroom Two

13'3" x 11'3"

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

Bedroom Three

13'8" x 7'5"

Double glazed window to rear with estuary views, radiator.

Bedroom Four

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

Double glazed window to front, radiator, storage cupboard.

Bathroom

10'5" x 7'3" 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.

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 the side and rear garden. The rear garden is south facing with a raised deck wrapping around to the side. Steps down to a lawn area with greenhouse and mature plants, shrubs and trees. This continues to the side of the property with access to the detached garage (Not inspected)





Total area: approx. 191.4 sq. metres (2059.9 sq. feet)





Davies Craddock Estates

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- Four Bedroom Detached Property
- Far reaching Views
- Conservatory
- Detached Garage
- EPC - C Approx. 162m2
- Main Gas, Electric, Water & Drainage
- Enclosed Front & Rear Garden
- No Chain
- Freehold
- Council Tax - E (Jan 26)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82

England & Wales

EU Directive 2002/91/EC

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.

Average Broadband Speed

Estimated

STANDARD	SUPERFAST	ULTRAFAST
6 mb/s	61 mb/s	1800 mb/s

Mobile Coverage

Based on indoor network strength

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We'd love to hear what you think!

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A REVIEW



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