



## Hafod Wen, Pembrey, SA16 0BX

**Offers In The Region Of £950,000**

A stunning detached residence, set in approximately 2 acres with simply breath-taking sea views, spanning across Carmarthen Bay towards the Gower Peninsula and across to Tenby. The property is situated in a beautiful countryside location, just a couple of miles from Pembrey country park and Burry Port. This individually designed and unique property boasts extremely spacious and well kept accommodation, providing 4 bedrooms, 3 reception rooms, 3 bathrooms and an impressive indoor heated swimming pool! Externally there is a circular driveway, car port and double garage. Rarely are such exciting properties offered for sale. Viewing is essential!



### Situation

The property occupies a fantastic elevated rural location, approximately 2 miles from Pembrey Country Park, 3 miles from the town of Burry Port, 6 miles from the larger town of Llanelli and the M4 motorway, and 14 miles from the county town of Carmarthen.

### Entrance

Double glazed entrance doors open under a covered car port located centrally at the front of the building, leading inside to a front porch which opens via double wooden doors to:

### Hallway



Spacious and grand with an exposed beam ceiling, built-in cloak storage cupboards, large decorative twin windows to front elevation, access to loft space via pull down ladder, door to inner hallway leading to bedrooms, doors open to:

### Cloak Room

Comprising a W.C, wash hand basin set in vanity storage unit, frosted double glazed window to fore, tiled walls, heated towel radiator.

### Living Room



Entered via twin obscured glazed doors. A wonderful open plan space leading onto the dining room, with large double glazed floor to ceiling windows commanding the most impressive sea views, decorative fireplace, exposed beam ceiling, opening leading through to:

### Dining Room



Floor to ceiling double glazed windows enjoying the superb sea views, external door to rear patio, large serving hatch from kitchen, door back to main entrance hall.



## Kitchen



Fitted with a range of wall and base storage units, work surfaces, double sink, Miele appliances to include a main hob and extractor hood, second hob, double oven, dishwasher, larder cupboard, tiled flooring, double glazed window to fore and breakfast seating area with double glazed external door and window to rear patio, also enjoying the remarkable views. Door opens to:

### Inner Hall

Tiled flooring, tiled walls, glazed security door to swimming pool. Doors to:

## Utility



Fitted with a range of wall and base storage units, worktops, sink, plumbing for washing machine, tiled walls, double glazed window to fore, space for further white goods, tiled flooring.

## Billiards Room



Used as a second living room currently, lighting for a snooker table, wood burning stove, double glazed window and external door to fore, access to loft space, internal window to swimming pool, door opens to:

### Shower Room

Comprising a shower cubical, W.C, bidet, urinal, tiled flooring, tiled walls, frosted double glazed window to side, heated towel radiator, door to:



### Indoor Swimming Pool



### Bedroom 1



Double glazed patio doors to rear enjoying the superb sea views, double glazed window to fore, radiator, opening leads through to:

### Dressing Room



Heated pool with electric cover, Jacuzzi, shower cubical, underwater pool lighting, built in entertainment speakers, CCTV, double glazed windows enjoying the fabulous sea views, external doors to rear patio terrace, adjoining circular seating room from where to enjoy a full panorama of the wonderful sea views.

### Inner Hallway

Leading from the main entrance hall, with built in airing cupboard and storage cupboard, doors open to:

Space for wardrobes and bedroom furniture, double glazed window to rear with sea views, door to:



### En-Suite



Comprising a bath, shower cubical, W.C, bidet, pedestal wash hand basin, tiled walls, heated towel radiator, standard radiator, frosted double glazed window to fore.

### Family Bathroom



Comprising a bath with mixer shower tap over, shower cubical, W.C and wash hand basin set in vanity storage units, tiled walls, frosted double glazed window to fore, heated towel radiator.

### Bedroom 2



Double glazed patio doors to rear and window to side, enjoying the breath taking sea views. Tiled flooring and radiator.

### Bedroom 3

Double glazed window to rear enjoying the sea views, radiator. Currently used as an office.

### Bedroom 4

Double glazed window to fore, fitted range of bedroom wardrobes and furniture.

### Externally







The property is set within a generous large plot of approximately 2 acres in size, with a circular driveway and front well tended gardens. Side access on both sides lead to the rear where there is a wonderful large lawn garden and terrace from where the incredibly views are a joy to see.

### Double Garage & Car Port

Situated at the front of the building, providing excellent car parking and storage.

### Extra Land By Separate Negotiations



Opposite the property, there is a suitable pony paddock/general purpose paddock, amounting to approximately 3 acres of thereabouts. this is accessed off the shared track and is available by separate negotiations only.

### Utilities & Services.

Heating Source: Oil.

The heating system is a combination of conventional radiators and a warm air system.

Services -

Electric: Mains

Water: Mains

Drainage: Private

Swimming Pool - This has an external pump room with heating controls.

Local Authority: Carmarthen County Council

Council Tax Band: H

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///branching.fluid.empire](https://www.what3words.com/branching.fluid.empire)

### Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 4mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Likely  
Three Voice - Likely & Data - Likely  
O2 Voice - Limited & Data - None  
Vodafone Voice - None & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.


## Floor Plan



## Area Map



### Energy Efficiency Graph

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

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.

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