



11 Ar Y Bryn, Burry Port, SA16 0AX
£275,000

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Davies Craddock Estates are pleased to present for sale this beautifully and tastefully presented semi-detached property situated in Ar Y Bryn, Pembrey.

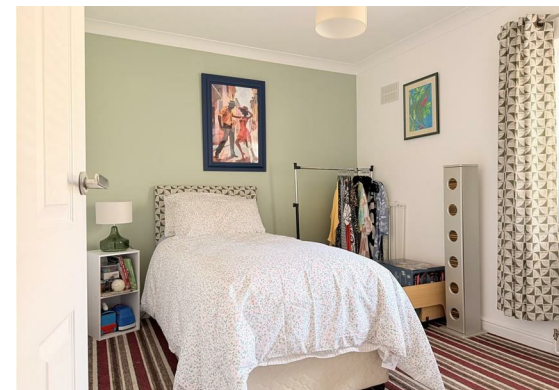
The accommodation begins with a welcoming hallway featuring a convenient cloakroom and utility space, leading into a lovely living room filled with natural light and featuring patio doors that open out to the garden. Further along, the well-appointed kitchen and dining room are blended together for a wonderful open-plan feel, complete with additional patio doors opening directly onto the raised patio and seating area. Upstairs, the home boasts three well-proportioned bedrooms, all benefiting from built-in wardrobe storage and enjoying far-reaching sea views from the first floor, alongside a modern family bathroom.

Externally, the property features off-road parking for multiple vehicles to the side and front, as well as side gated access. The rear garden is thoughtfully landscaped, comprising a raised seating area, a further sheltered seating area with a wooden storage shed, and steps down to a lawn surrounded by mature trees and shrubs. Additional highlights include a productive vegetable garden, a greenhouse, another wooden storage shed, and a further cosy seating area, making this an ideal family home in a fantastic coastal setting.

Set within a desirable and picturesque coastal community, the location is ideally positioned close to local amenities, including shops, schools, and regular public transport links, while also being just a short distance from the stunning Pembrey Country Park and Cefn Sidan Sands and the ever popular Burry Pot Harbour.

Early viewing is essential to see what this beautiful home has to offer.





Entrance Hallway

Tiled flooring, radiator, window to front, stairs to first floor, under stairs storage cupboard.

Cloakroom/Utility

5'10" x 4'2" approx. (1.80 x 1.29 approx.)

Fitted with W/C, hand wash basin, worktop with space for washing machine and tumble dryer, tiled walls and flooring, window to front.

Living Room

18'0" x 14'11" approx. (max) (5.49 x 4.56

approx. (max))

Two windows to rear, internal double door to side, external patio doors to side, wood flooring, gas feature fire and surround, two radiators.

Kitchen/Dining Room

9'1" x 12'10" / 10'11" x 10'3" approx. (2.79

x 3.92 / 3.34 x 3.13 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, radiator, laminate flooring, window to front and side, external door to side, patio doors to rear.

Landing

Loft access (not boarded), airing cupboard housing boiler (IDEAL)

Bedroom One

17'8" x 9'11" approx. (5.41 x 3.03 approx.)

Window to rear, radiator, built in wardrobes.

Bedroom Two

10'8" x 15'3" approx. (3.26 x 4.66 approx.)

Window to rear, radiator, built in wardrobes.

Bedroom Three

9'4" x 10'8" approx. (2.87 x 3.27 approx.)

Window to front, radiator, built in wardrobes.

Bathroom

6'2" x 8'9" approx. (1.89 x 2.68 approx.)

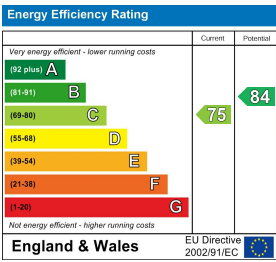
Fitted with W/C, hand wash basin, panelled bath, corner shower cubicle, heated towel rail, laminate flooring, tiled walls, two windows to front.

External

Front : Driveway to side and front raised space for offroad parking. Sloped lawn area with wooden steps down to main entrance.

Rear : Enclosed garden with side gated access. Raised patio area with sheltered area and wooden storage shed. Down to lawn area with vegetable garden with green house and further wooden storage shed, surrounded by mature trees and shrubs.





These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

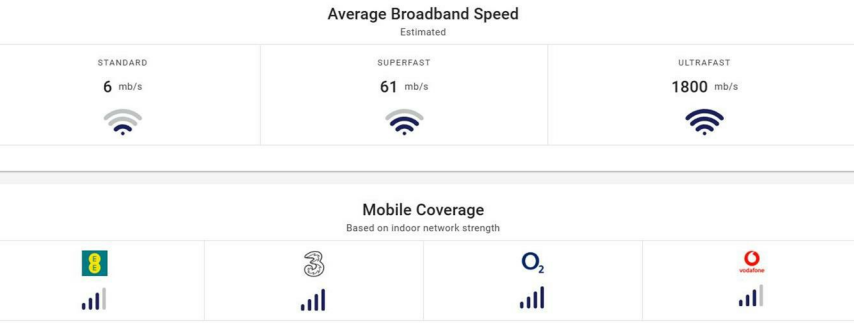
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

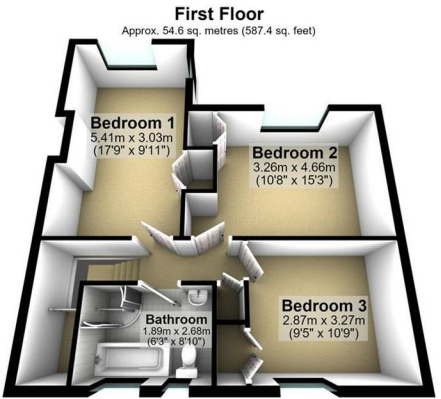
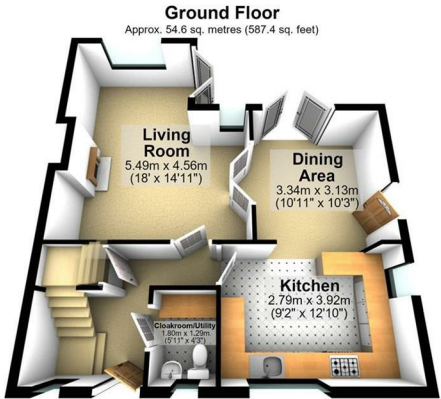
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- Semi-Detached Property
- Three Bedrooms
- Off Road Parking For Multiple Vehicles
- Enclosed Garden
- Mains Gas, Electric, Water & Drainage
- EPC - C - Approx. 122m2

- Council Tax Band - C
(Information provided by the local authority, subject to change).
- Freehold
- Well Presented & Tastefully Decorate Throughout
- Viewing Essential



Total area: approx. 109.1 sq. metres (1174.7 sq. feet)

We'd love to hear what you think!
**LEAVE US
A REVIEW**



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Google
Reviews *****

