18 Maes Y Capel

Pembrey, Burry Port, SA16 0EG

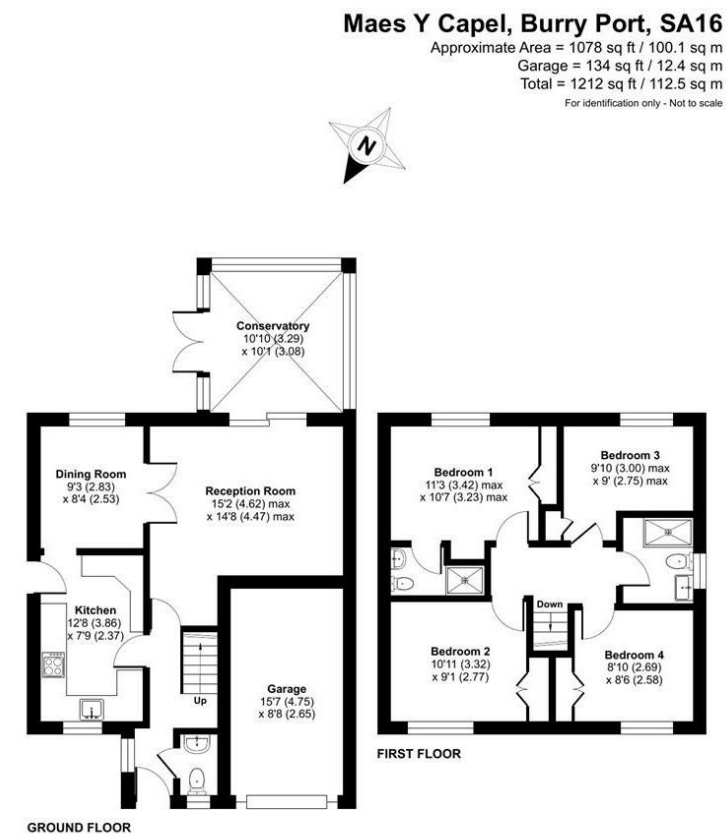
Asking Price £295,000

4 | 2 | 2 | C

DAWSONS
ALL THINGS PROPERTY

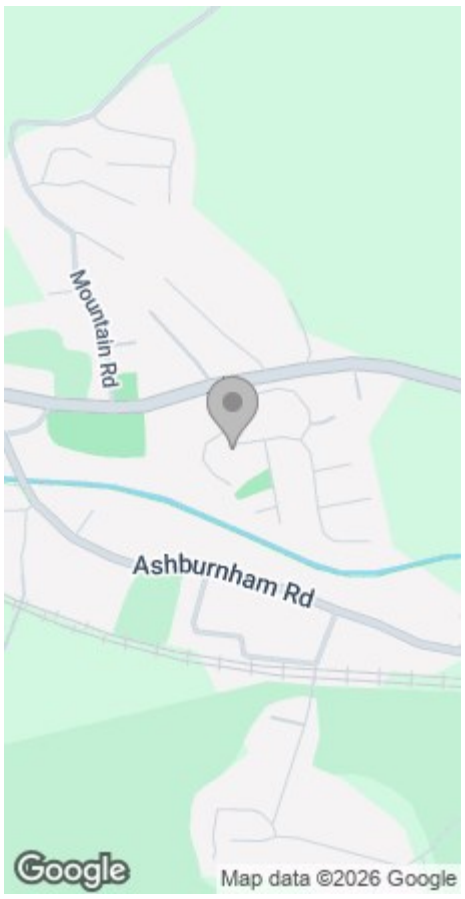


FLOOR PLAN

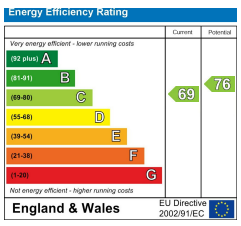


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Dawsons Property. REF: 1404565

AREA MAP



EPC



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 or representations 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.

11 Murray Street, Llanelli, SA15 1AQ
T **01554 784 400** E **ll@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

The Property Ombudsman
Relocation agentnetwork
BEST AWARDS 2021 WINNER SALES
BEST AWARDS 2021 WINNER LETTINGS

GENERAL INFORMATION

This attractive detached home is set within an established development of similar, well-presented properties in the highly desirable area of Pembrey. Offering generous and versatile living accommodation, the property is perfectly suited to modern family life.
The ground floor features a welcoming lounge, a separate dining room ideal for entertaining, and a bright conservatory that enjoys views over the garden — creating a wonderful additional living space to relax and unwind throughout the year.
Upstairs, the home offers four well-proportioned bedrooms all with fitted wardrobes and including a principal bedroom with its own en-suite facilities. A contemporary shower room serves the remaining bedrooms, ensuring comfort and convenience for family and guests alike.
Externally, the property benefits from a driveway to the front providing off-road parking, along with a garage for additional storage or secure parking.
Ideally positioned, the home enjoys easy access to the charming harbour town of Burry Port, with its amenities and coastal walks. The town centre is just a short drive away, while the beautiful Pembrey Country Park is close at hand, offering miles of golden sands, woodland walks and outdoor activities.
This is not just a place to live — it's a lifestyle choice, combining coastal living with convenience, community and countryside charm.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
15'1" max x 14'7" max (4.62m max x 4.47m max)

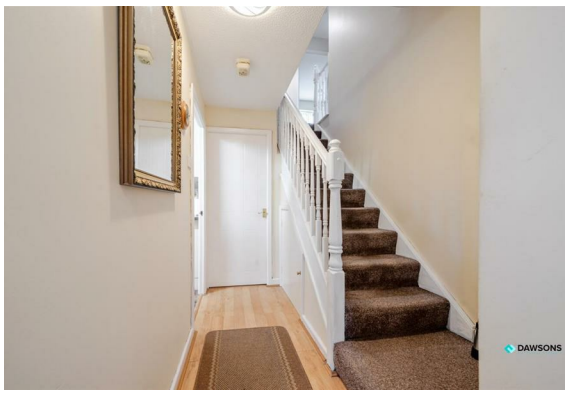
Dining Room
9'3" x 8'3" (2.83m x 2.53m)

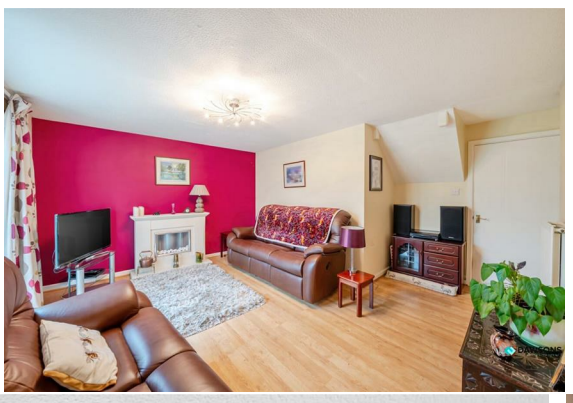
Kitchen
12'7" x 7'9" (3.86m x 2.37m)

W.C

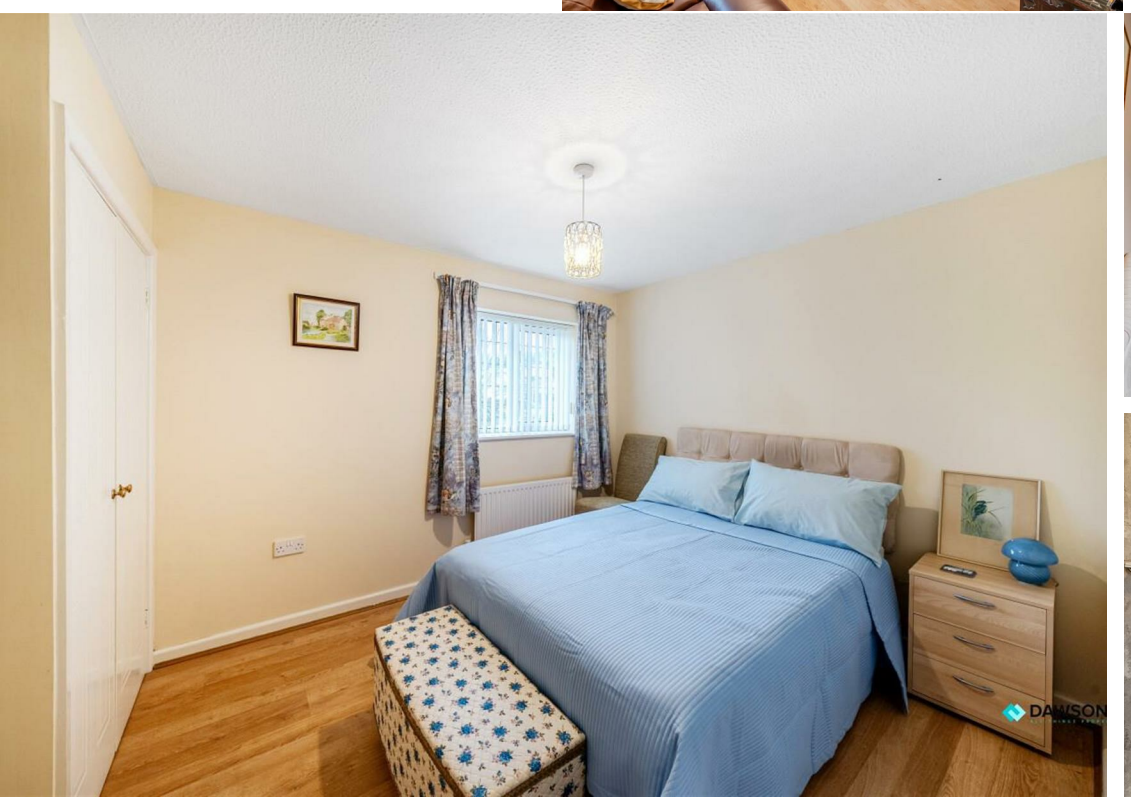
Conservatory
10'9" x 10'1" (3.29m x 3.08m)

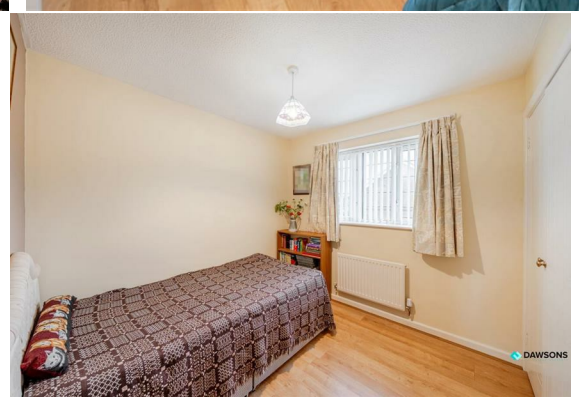
First Floor













Bedroom 1
11'2" max x 10'7" max (3.42m max x 3.23m max)

Shower En-suite

Bedroom 2
10'10" x 9'1" (3.32m x 2.77m)

Bedroom 3
9'10" max x 9'0" max (3.00m max x 2.75m max)

Bedroom 4
8'9" x 8'5" (2.69m x 2.58m)

Shower Room

Parking
Garage (4.75m x 2.65m)

Exterior
Outside Double plug socket
Outside tap for hose/pressure washer.

Council Tax band = D

EPC = C

Tenure
Freehold

Services
Broadband - SKY
Mobile provider - TESCO / 02
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





