Mountain Air Off Mountain Road

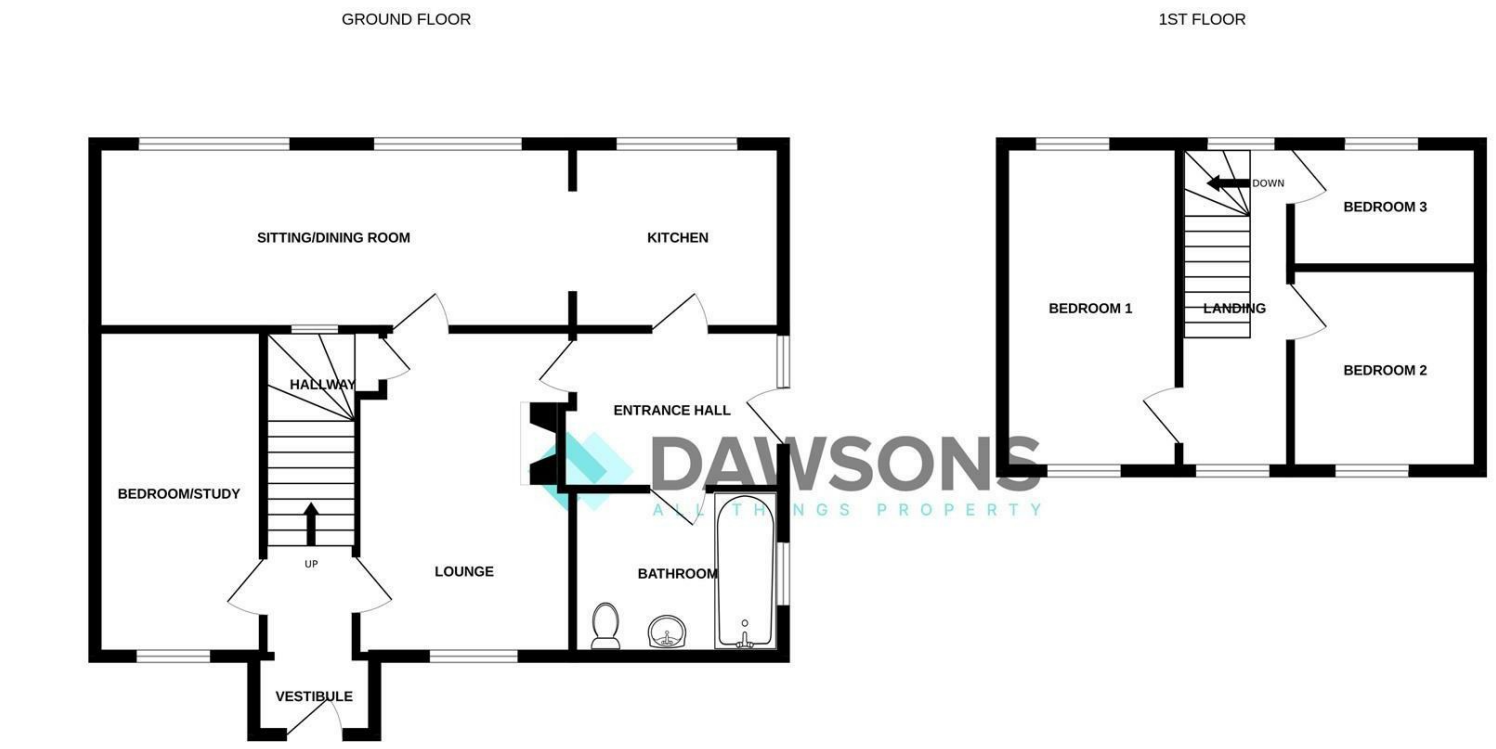
Pembrey, Burry Port, SA16 0BX

Asking Price £290,000

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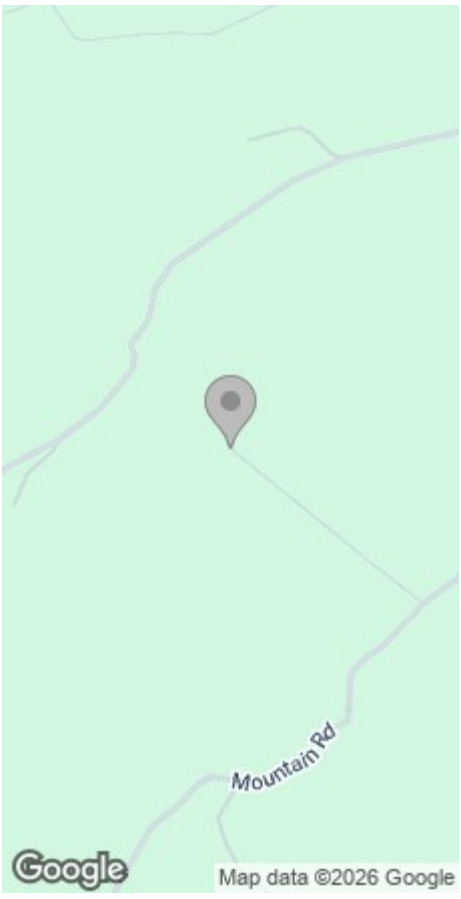


FLOOR PLAN

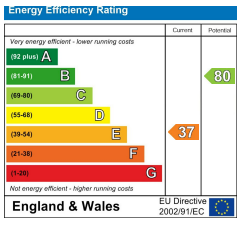


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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GENERAL INFORMATION

Set in a beautiful rural position in Pembrey, this detached property is all about the setting. Surrounded by its own land, comprising of three gardens/paddocks and enjoying lovely views across the countryside and towards the sea, it offers a wonderful sense of peace, privacy and freedom.
The original farmhouse has been extended of time to create additional living space, with the extension providing a hallway, bathroom, kitchen, sitting and dining area, which from here, the stunning views across Carmarthen Bay including Kidwelly, Saundersfoot and Tenby can be fully appreciated, creating a wonderful space to relax and unwind also benefitting from a log burner.
The original lounge retains plenty of character and benefits from a log burner adding warmth and charm. Upstairs, the property currently offers three bedrooms, while the flexible ground floor layout provides potential for a fourth bedroom or an additional reception room, depending on individual requirements.
Outside, there is a double garage, traditional coal/wood sheds and a cattle byre ruin, generous grounds sitting at approximately 1.4 acres which further enhances the property's appeal. As well as a picturesque path near the entrance and garages leads towards the third field, allowing you to fully enjoy the surrounding countryside and the peaceful atmosphere this unique property provides.
While the house would benefit from modernisation and renovation,







FULL DESCRIPTION

Ground Floor

Hallway
6'8" x 8'7" (2.036 x 2.630)

Lounge
13'1" x 9'6" (4.001 x 2.898)

Kitchen
11'8" x 8'4" (3.566 x 2.559)

Dining room / Reception room 2
23'9" x 10'3" (7.252 x 3.149)

Reception room 3 / Bedroom 4
6'9" x 13'1" (2.076 x 3.990)

First Floor

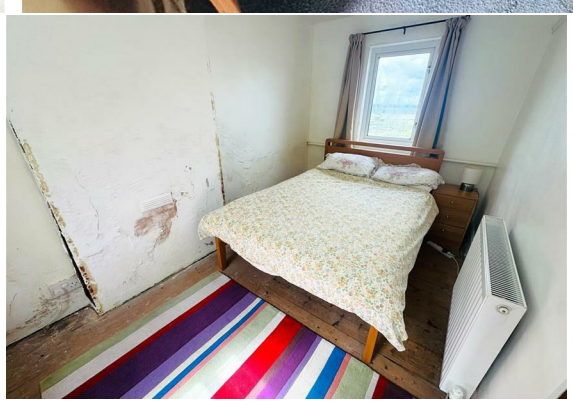
Bedroom 1
7'8" x 14'1" (2.358 x 4.315)









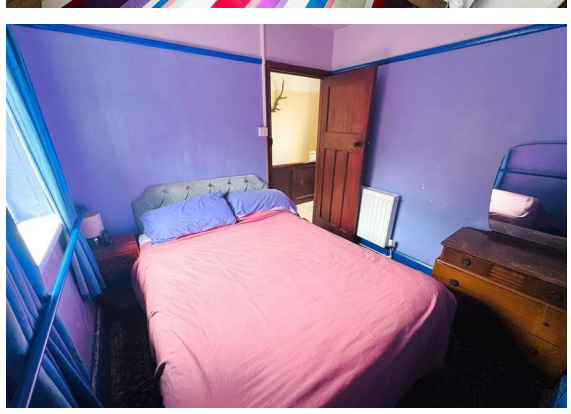


Bedroom 2
8'9" x 8'11" (2.670 x 2.722)

Bedroom 3
8'10" x 5'2" (2.716 x 1.575)

Bathroom
6'10" m x 8'7" (2.086 m x 2.634)

Parking
Double garage and off road parking



Tenure
Freehold

EPC-F
TBC

Additional Information
Heating System - Oil
Mains electricity and water (billed), sewerage is serviced by a septic tank.
Broadband - The current supplier is EE
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2 and Three
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





