



Sibrwd Y Gwynt
31 Mumbles Head Park | Pembrey | Burry Port | SA16 0DJ

 FINE & COUNTRY

Sibrwd Y Gwynt is a substantial and beautifully presented five-bedroom detached home, thoughtfully arranged over five levels and enjoying truly breathtaking panoramic views across the Loughor Estuary, Pembrey Country Park and the Gower Peninsula beyond. This impressive family residence offers an exceptional blend of space, versatility and modern living, complemented by a detached double garage with workshop, all set within the highly sought-after coastal location of Burry Port.

Pembrey and Burry Port offer a wonderful coastal lifestyle that continues to attract buyers seeking both tranquillity and convenience. With beautiful sandy beaches, scenic coastal paths, and attractions such as Pembrey Country Park, the area is ideal for outdoor enthusiasts and families alike. A selection of local shops, cafés, restaurants and leisure facilities are within easy reach, while the nearby harbour adds charm and character. The combination of coastal beauty, community feel and excellent amenities makes this a highly desirable place to call home.

Let's now take a look in more detail...

Approach

After journeying through the charming harbour town of Burry Port, you arrive at the peaceful and desirable road of Mumbles Head Park, where number 31 welcomes you. The property immediately impresses with its generous brick paved driveway, offering ample parking for multiple vehicles.

Step Inside...

Entrance

You are welcomed into a bright and airy, spotlit entrance hallway, beautifully finished with herringbone flooring. A striking three-storey window to the front floods the space with natural light while perfectly framing those stunning coastal views. This impressive entrance acts as a central hub, seamlessly connecting you to the main living areas of the home.

WC

The ground floor WC offers a RAK WC and matching RAK wash basin with storage beneath. Finished with laminate flooring, tiled walls, spotlighting, a heated towel rail, and a frosted window to the rear.



Open-Plan Kitchen/Breakfast Room

Herringbone flooring flows effortlessly into the open-plan kitchen/breakfast room, a generous and sociable space ideal for family living. Dual aspect windows allow light to pour in, with the front window once again capturing those beautiful views. The kitchen is fitted with a range of wall and base units and benefits from integrated appliances including a Bosch oven/grill, AEG four-ring induction hob, Cooke & Lewis extractor, Bosch dishwasher, and a double porcelain sink with adjustable tap. There is ample room for a breakfast table, along with space for a freestanding fridge/freezer, making this truly the heart of the home. From here you have access to the rear of the home.



Conservatory

Situated just off the breakfast area, the conservatory is a stunning addition, bathed in natural light from its surrounding windows and enhanced by double patio doors leading out to the garden. Featuring herringbone flooring and a ceiling fan, this versatile space offers flexibility for a variety of uses while creating a seamless indoor-outdoor connection.

Dining Room

The dining room is another versatile reception space, boasting a large front-facing window that captures outstanding views. Natural light beams through, enhancing the herringbone flooring and coving.





Sitting Room/Bedroom Five

Steps down lead you to a further reception room, currently utilised as a sitting room or optional bedroom five. This well-proportioned space benefits from a large front window, allowing light to flood in while enjoying the picturesque outlook. With carpeting and coving, it offers flexibility to suit a range of needs.

Utility Room

Also on this level is a useful utility room, fitted with additional wall and base units, a single stainless-steel sink, and space for an under-counter appliance. Finished with tiled flooring, an extractor fan, and a side window, it also provides convenient access to the rear of the property.

Lounge

A carpeted staircase leads you to the impressive lounge from the entranceway, a spacious and inviting room where the views truly take centre stage. A large floor-to-ceiling window and double patio doors open onto a balcony, offering breathtaking vistas across the estuary and coastline. This cosy yet expansive room features a wood burner with granite hearth, spotlighting, and triple aspect windows, including a large rear window overlooking the garden. From here, steps lead up to a hallway serving three bedrooms and the family bathroom.

Bedroom Two

Bedroom two is a beautifully sized double room, enjoying dual aspect windows with stunning views to the front and garden outlooks to the rear. Bright and spacious, it features carpeting, coving and spotlighting, with ample space for a seating or dressing area. This room also benefits from Jack and Jill access to the family bathroom.

Family Bathroom (Jack and Jilled with Bedroom Two)

The family bathroom is well-appointed with a RAK WC, wash basin with storage beneath and above, a fitted bath with handheld shower head, and a separate walk-in shower. Finished with laminate flooring, a heated towel rail, spotlighting, extractor fan, and a combination of tiled and panelled walls, it also features a frosted rear window.

Bedroom Three

Bedroom three is a bright and charming single room with vaulted ceiling, carpeting, coving and spotlighting, and enjoys stunning views across the estuary and coastline.

Bedroom Four

Bedroom four, currently used as a study, is another single room featuring carpeting, coving and a rear-facing window with pleasant garden views.

Principal Suite

The principal suite is a true highlight of the home. Carpeted steps lead up to this impressive private retreat, where a feature window and a large front-facing window flood the room with light and showcase breathtaking views. The suite offers a walk-in dressing room with rear window and spotlighting, along with a private en-suite comprising a RAK WC, wash basin with storage, walk-in shower, heated towel rail, laminate flooring, tiled walls, spotlighting, extractor fan, two shaving points, and a frosted rear window.







Step Outside...

The garden is arranged over five beautifully tiered levels, offering a mix of patio, decking and planted areas. As you ascend to the top, you are rewarded with truly panoramic and breathtaking views across the estuary, Pembrey Country Park and coastline. Multiple seating areas provide the perfect spots to relax or entertain, while paved pathways and pedestrian gates offer easy access around the property. To the front, level lawns are bordered by mature planting, alongside the spacious driveway.

Detached Double Garage & Workshop

The property also benefits from a detached double garage with an adjoining workshop, both equipped with lighting and electricity. The workshop additionally offers water and a front-facing window, making it a highly versatile space suitable for a variety of uses.

Local Area

Pembrey and Burry Port continue to grow in popularity thanks to their enviable coastal setting and excellent quality of life. Residents benefit from a wide range of local amenities including shops, cafés, traditional pubs and restaurants, along with well-regarded schools and leisure facilities. The nearby Pembrey Country Park offers acres of woodland, cycling tracks and one of Wales' finest beaches, while the harbour at Burry Port adds further charm. Excellent transport links connect the area to the city of Swansea, where you will find a mainline railway station providing connections to major cities including Cardiff and London, making this an ideal location for both commuters and those seeking a coastal retreat with convenience.



Additional Property Information

Freehold
Tax Band - G
Gas/Electric
Mains Water
Mains Drainage

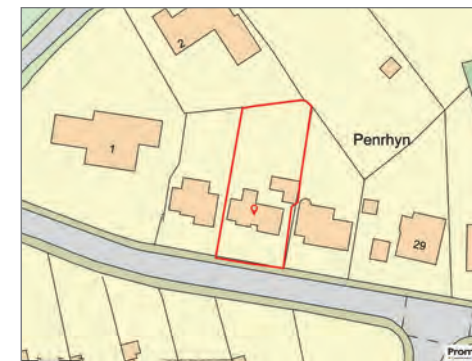
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ALL MATERIAL INFORMATION MUST BE CHECKED BY A
SOLICITOR

31, Mumbles Head Park, Pembrey, Burry Port, SA16 0DJ

Approximate Total Area: 1625 ft² ... 151.0 m² (excluding balcony, garage, workshop)



Asking price £525,000



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