



Fairways

22 Ar Y Bryn | Pembrey | Burry Port | Llanelli | SA16 0AX

FINE & COUNTRY

We are delighted to bring to market Fairways, a substantial seven-bedroom detached residence set in the highly sought-after location of Pembrey, near Burry Port. To the rear, the property enjoys far-reaching views across the sea, Gower, and the iconic Worm's Head, a truly special outlook that has been further celebrated by the TV programme The Guest, which has shone a spotlight on this beautiful corner of the world. To the front, the property overlooks the scenic hillside, offering a delightful contrast of vistas.

This property offers endless potential, whether as a large-scale renovation project to restore the existing home to its former glory, or as a development opportunity with outline planning permission (Ref: PL/05130) for four detached dwellings. The approved scheme proposes three detached homes within the northern part of the site, accessed via the existing entrance, with a fourth property to the south, benefiting from its own new access through the south-east boundary. Whichever route is chosen, Fairways represents a rare chance to create something truly special in one of Carmarthenshire's most desirable coastal settings.

Nestled between the coastline and rolling countryside, Pembrey and Burry Port are highly regarded for their blend of natural beauty, community spirit, and excellent amenities. With the renowned Pembrey Country Park, miles of sandy beaches, and Burry Port Harbour on the doorstep, outdoor enthusiasts are spoilt for choice. Burry Port is a vibrant town offering cafés, pubs, schools, shops, and leisure facilities, making it ideal for families, while nearby Pembrey is a charming village with a pub and a café. Strong transport connections from the area provide easy access to Llanelli, Carmarthen, and Swansea.

The Property in More Detail

The Approach

After travelling through the charming harbour town of Burry Port, you arrive at Pembrey and above the village, Fairways, which is set back from the road and approached via a long tarmac driveway. This provides ample parking for multiple vehicles and sweeps along the front of the property. As an added advantage, there is a large double garage and an adjacent single garage, both equipped with up-and-over doors, lighting, and electricity.

Entrance

The entrance to Fairways is via a glass-panelled door, opening into a spacious carpeted reception hall. This central hub enjoys a large rear-facing window with views across the garden and towards the estuary which is in front of the Gower peninsula. From here, there is access to the dining room, lounge, cloak cupboard with fitted hanging rail, shower room, and a stairway to the first floor with useful under-stairs storage.

Shower Room

The ground-floor shower room is fitted with a WC, wash basin, and shower cubicle, tiled flooring and walls and a frosted front-facing window.





Lounge

The generously proportioned lounge enjoys triple-aspect windows, filling the room with natural light and framing wonderful views over the garden and estuary. The room is carpeted, with a gas fireplace set within a stone surround. A side doorway provides additional access to the garden.

Dining Room

The dining room has two large rear windows offering superb estuary views. The space is carpeted and features an alcove with a fitted storage unit.

Kitchen

The kitchen is fitted with a range of wall and base units, a double stainless-steel sink with drainage, and a large front-facing window. Traditional features include an AGA with two hot plates, an extractor fan, tiled walls, and a servants' hatch through to the dining room.

Inner Passageway

Leading off the kitchen, an inner passageway provides storage space for coats and shoes, along with access to the double garage, a useful pantry, and external doorways to both the front and rear of the property.

Garages

The property boasts both a double garage and a single garage positioned side by side. Each is fitted with up-and-over doors, lighting, power, and rear windows, making them ideal for vehicles, storage, or workshop use.





Landing

A carpeted landing offers access to seven bedrooms (one of which could serve as a study), two bathrooms, a separate WC, an airing cupboard with fitted shelving, a double-door storage cupboard with storage above, and a stairway to the attic room.

Bedroom One

This spacious bedroom benefits from dual-aspect windows making it naturally light, with far-reaching views. It is carpeted and offers a wash basin and built-in wardrobe with double doors and overhead storage.

Family Bathroom

The main bathroom comprises a WC, wash basin, fitted bath, with partially tiled walls, carpeted flooring, and a frosted front-facing window.

Bedroom Two

A bright and generous double room, with a rear-facing window offering views, this bedroom is fitted with a wash basin, a large built-in cupboard, and a double-door wardrobe with hanging rail.

Bedroom Three

A double bedroom with a large rear window offering great views. This room is carpeted and offers a built-in double wardrobe with shelving and hanging rail.

Additional Bathroom & WC

A secondary bathroom is fitted with a wash basin, a fitted bath with a shower over, partially tiled walls, carpet, and a frosted window to the front. A cupboard houses the water tank, while a separate WC houses a WC, carpeting, and a frosted front window.

Bedroom Four

A light double bedroom with dual-aspect windows, fitted wardrobes, and an integrated desk area.



Bedroom Five

Mirroring bedroom four, this is another double bedroom with dual-aspect windows, views across the garden and mature trees, carpeted flooring, fitted wardrobes, and desk area.

Bedroom Six

A double bedroom with a large rear window and striking views, with double fitted wardrobes and overhead storage.

Bedroom Seven

Situated to the front of the house, this versatile bedroom features a large window, carpet, built-in double wardrobe with shelving and hanging rail, and additional fitted shelving, making it equally suitable as a home office.

Attic Room

A carpeted staircase rises to the second floor, where you will find a versatile attic room. This space benefits from a Velux-style window, extensive eaves storage, carpeting, and an adjoining attic storage area.



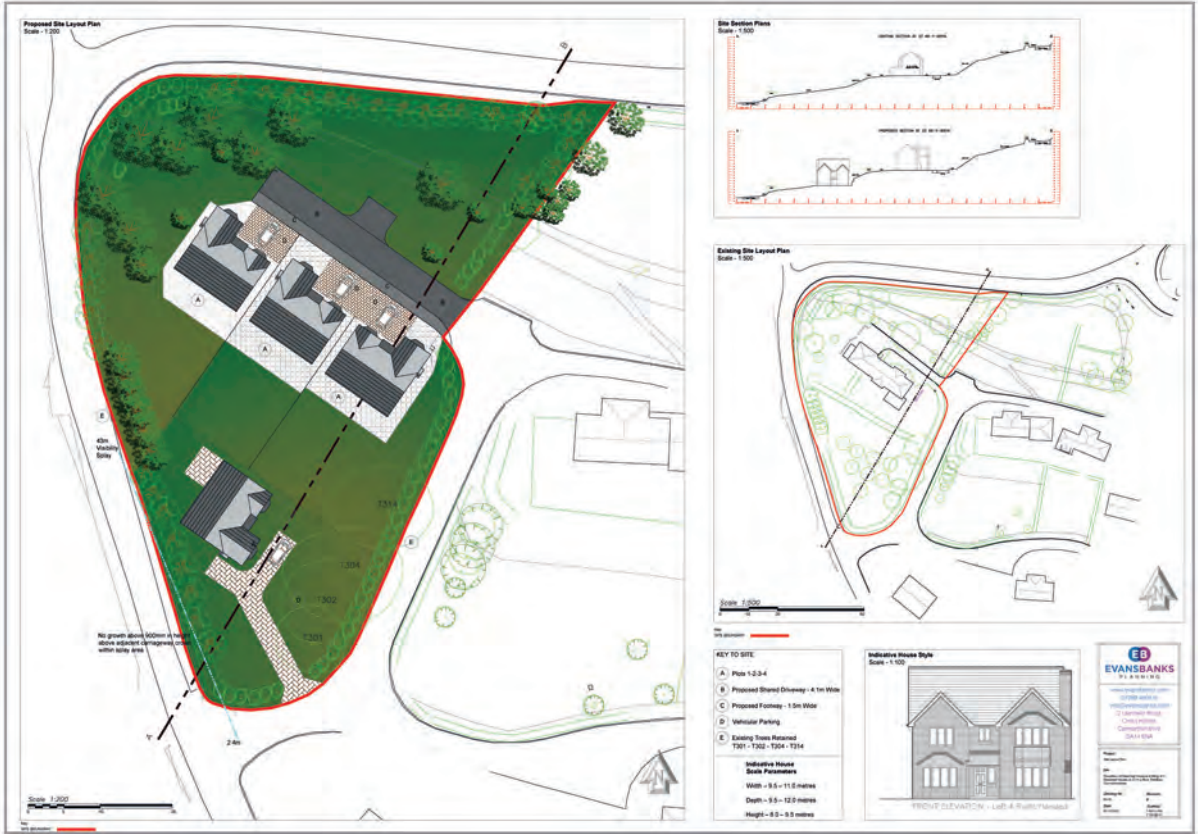


Step Outside...

The property sits within spacious grounds laid out over different levels, bordered by mature trees and shrubs. A developed orchard adds character, and the gardens could easily be transformed into a superb family-friendly space should the main property be renovated. Alternatively, the site also provides an outstanding investment opportunity, with the potential to develop the approved scheme for four new dwellings.

The Local Area

The area of Pembrey and Burry Port offers the perfect balance of coastal living with modern amenities close at hand. The vibrant Burry Port Harbour is a hub for sailing and leisure, while Pembrey Country Park and the adjoining Cefn Sidan Beach provide endless opportunities for walking, cycling, horse riding, and water sports. Families are well catered for with a choice of local schools, shops, pubs, restaurants, and medical facilities within the community. Transport links are excellent, with Burry Port railway station offering direct services along the South Wales mainline, while the M4 motorway can be accessed via Llanelli, making commuting to Swansea, Carmarthen, and Cardiff straightforward. Swansea itself is within easy reach, providing further retail, leisure, and cultural opportunities, as well as access to national road and rail networks.



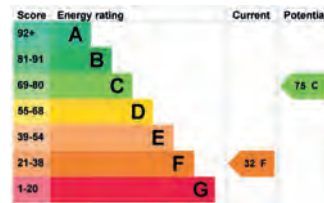
22, Ar Y Bryn, Pembrey, Llanelli, SA16 0AX

Approximate Total Area: 3057 sq. ft. (excluding garage, store, lean to)

Additional Property Information

Chain Free
Freehold
Tax Band - G
Outline planning permission (Ref: PL/05130)
Electric
Mains Water - Billed
Mains Water
Ultrafast Broadband Available
For mobile coverage please visit <https://checker.ofcom.org.uk>

Asking price £600,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company No: NLK 11004316. Registered Office Address: 11 WALTER ROAD, SWANSEA, SA1 5NF, UNITED KINGDOM. Printed 09.10.2025



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