



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Traditional build. Mains water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band G

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on JHL/SC/O225/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

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Sibrwd Y Gwynt, 31 Mumbles Head Park, Pembrey, Carmarthenshire, SA16

• Traditional, Detached, Executive Build

• Four/Five Bedrooms

• Spacious & Versatile

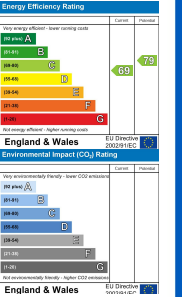
• Tiered Rear Enclosed Garden

• EPC RATING C. COUNCIL TAX BAND G.

£600,000

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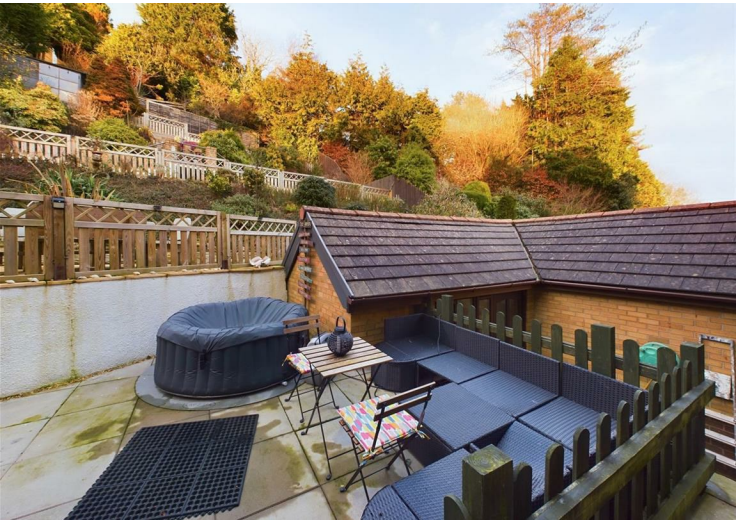
- Stunning Panoramic Views of the Coastline
- Two/Three Reception Rooms
- Immaculately Presented Throughout
- Detached Garage and Workshop



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The Agent that goes the Extra Mile



Lovingly known as "Sibrwd Y Gwynt", which translates into "Whisper of the wind", it is pretty apt how proud this property sits on a prominent elevation to take in the outstanding panoramic coastline views. This stunning property's accommodation spans over five floors with just a half staircase to each floor, immaculately presented throughout and offers space, versatility, and modern features to make this property an ideal family home adaptable for all ages. Viewing is highly recommended, considering size, presentation, and location. Call today on 01554 759655. EPC RATING C. COUNCIL TAX BAND G.

Accommodation comprises of: Entrance hall, cloakroom, open-plan kitchen/diner going into a conservatory, sitting room, lounge with dual-aspect and balcony to admire the views, hallway, utility room, four/five bedrooms-master bedroom has an ensuite shower room and dressing room and "jack and jill" family bathroom. Externally, the landscape is well maintained, with an open-aspect frontage with a driveway leading to a large detached garage and workshop with power and light connected. And to the rear, a beautifully presented tiered garden comprising a patio, lawned area with a smaller seating area, and shrub borders on every tier with a seating area and summerhouse to take in those views!

Pembrey is a small coastal village 6 miles west of Llanelli, between Burry Port and Kidwelly. The village is famous for Pembrey Country Park, which has miles of sandy beach and the Pembrey Motor Circuit. The village has a local primary school and several amenities with bus routes.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains water, gas, sewerage and electrically connected. Council tax band G. There are covenants and easements on the title. We have the land registry documents on file and advise that you request a copy to refer to. For this location, according to Offcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability-Mobile phone coverage available for Three and O2, limited EE and Vodaphone coverage. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. The property is on a hill and has a tiered garden to the rear.

ENTRANCE HALLWAY

CLOAKROOM

KITCHEN

DINING ROOM/CONSERVATORY

SITTING ROOM

LOUNGE

BALCONY

LANDING

BEDROOM 5/OFFICE

BEDROOM 4

"JACK AND JILL" FAMILY BATHROOM

BEDROOM 2

LANDING

BEDROOM 1

WALK-IN WARDROBE

EN-SUITE SHOWER ROOM

HALLWAY

BEDROOM 3/ SECOND SITTING ROOM

UTILITY ROOM

OUTBUILDING

GARAGE



DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow it until you get to Pembrey. Just before you get to "St Illyts" church on your left there is turning on your right signposted "Mountain Road". Follow the road going up past the physiotherapy center on the left-hand corner. The next turning on your right signposted "Mumbles Head Park". The property is situated on the left, number 31 " Sibrwd Y Gwynt". WHAT3WORDS: [///starch square composes](#) See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.