



Floor 1



Floor 2

Approximate total area⁽¹⁾
1164.40 ft²
108.18 m²

Reduced headroom
2.45 ft²
0.23 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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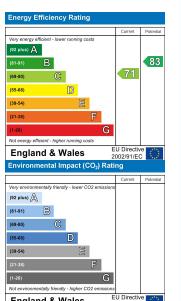


26 Mumbles Head Park, Pembrey, Carmarthenshire, SA16 0DJ

- Detached Family Home
- Downstairs Cloakroom & Shower Room
- Spacious Lounge/Diner
- Coastal Location
- A Must View!
- Four Bedrooms
- Upstairs Bathroom
- Driveway, Garage & Car-port
- Extensive Views From The Rear
- EPC RATING C

£350,000

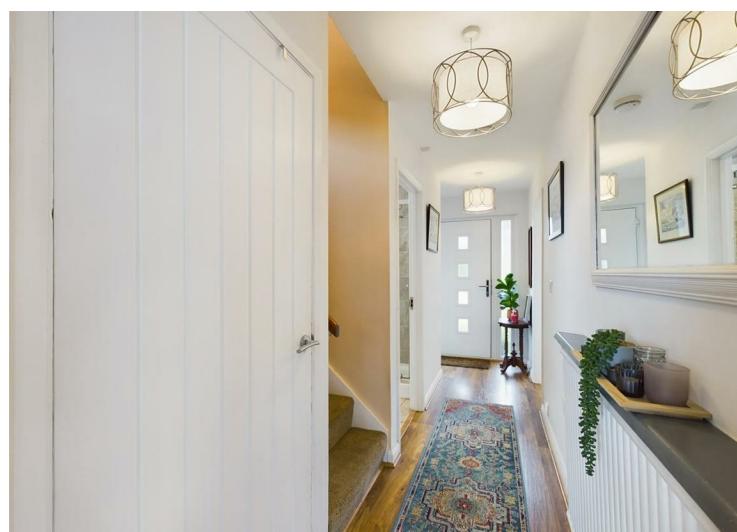
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile



Situated in the sought after estate of "Mumble's Head Park", Pembrey where the hint is in the name, panoramic views of the fantastic coastline! This stunning property truly is one to be seen and offers you the warmest of welcomes as soon as you step in through the front door, with that commanding view that you can enjoy from the lounge/diner. Immaculately presented and modern both inside and out, with three out of the four bedrooms all being double's and boasting a downstairs cloakroom and shower room along with an upstairs bathroom. An IDEAL example of a family home with the most impressive of VIEWS! Call now on 01554 759655 to get you appointment booked today. EPC RATING C

Accommodation comprises of : Hallway, cloakroom, shower room with utility, modern kitchen/breakfast room, utility cupboard, spacious lounge/diner that offer the views, bathroom, and four double bedrooms. Externally, open aspect frontage mainly laid to lawn with a driveway leading to a covered car-port and garage. The rear garden is ideally situated to appreciate the views and has lawned and patio areas bordered by mature shrubs and plants. Extensive views of the neighboring farmers fields and the beautiful sweeping coastline.

Pembrey is a small coastal village situated 6 miles west of Llanelli and nestled in-between Burry Port and Kidwelly. The village itself offers an array of history dating back prior to the BC period but is now more famous for Pembrey Country Park- with its miles of sandy beach and the Pembrey Motor-circuit. The village has a local primary school and a handful of local amenities with bus routes.



HALLWAY

CLOAKROOM

4'2" x 4'9" (1.29 x 1.46)

SHOWER ROOM/UTILITY

5'10" x 6'3" (1.78 x 1.92)

KITCHEN/BREAKFAST ROOM

10'4" x 10'7" (3.15 x 3.24)

LOUNGE AREA

12'2" x 21'1" (3.71 x 6.43)

DINING AREA

6'2" x 10'9" (1.89 x 3.28)

LAUNDRY CUPBOARD

2'9" x 3'8" (0.85 x 1.13)

FIRST FLOOR-LANDING

BATHROOM

6'10" x 5'5" (2.10 x 1.67)

BEDROOM 1

12'0" (max) x 10'10" (max) (3.68 (max) x 3.31 (max))

BEDROOM 2

12'2" x 10'0" (3.72 x 3.05)

BEDROOM 3

10'4" x 10'3" (3.16 x 3.13)

BEDROOM 4

10'4" x 8'8" (3.15 x 2.65)



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". Drive into the estate and bear round to your right, the property is situated on your left, number 26.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.