

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.

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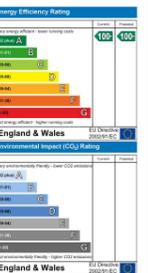


3 Dan Y Bryn, Pendine, Carmarthen, SA33 4EZ

- Immaculately Presented Detached House
- Brilliant Family Home
- Four Double Bedrooms
- Air Source Heat Pump, Solar Panels And Triple Glazing
- Walking Distance To The Coast
- Passive House- Built In 2024
- Contemporary Design
- Air Filtration System (MvHR) And Sprinkler System
- Driveway Parking, Garage and EV Charging Point
- EPC Rating: A

Price £600,000

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The Agent that goes the Extra Mile



Built in 2024, this impressive contemporary home is situated in the highly desirable new build development of Dan Y Bryn, Pendine. Combining distinctive modern design with a desirable coastal setting, offering an exceptional lifestyle defined by light and space. Architecturally designed with modern family living in mind, the property features clean lines and thoughtfully arranged living spaces that seamlessly flow throughout the property.

The property offers well-proportioned accommodation including four bedrooms, with a superb principal bedroom benefiting from its own en-suite bathroom. A second bedroom also enjoys an en-suite shower room, alongside a family bathroom and a separate W/C. Open-plan living areas provide an ideal space for both everyday living and entertaining, complemented by a separate utility room and high-quality finishes throughout. Sliding doors open out onto a balcony area, creating an ideal space to relax. The kitchen is a standout feature, boasting a stylish kitchen island and integrated appliances. Every aspect of the home has been designed with modern family in mind, from practical layouts to flexible living spaces.

Designed with both comfort and efficiency in mind, the home benefits from an air source heat pump, underfloor heating, solar panels, an Air Filtration System (MvHR), triple glazing, a sprinkler system, providing energy-efficient living with enhanced indoor air quality and has an installed electric vehicle charging point.

Externally, the property enjoys a cul-de-sac setting and benefits from ample driveway parking along with a garage, offering both convenience and practicality. To the rear, the garden features a low-maintenance gravelled area ideal for outside seating, along with an elevated tiered lawn garden providing additional outdoor space. The beach is also within easy walking distance.

With its blend of contemporary style, premium specification, and coastal location, this exceptional residence offers a rare opportunity to to enjoy modern family living by the coast.

Situated on the edge of the Carmarthenshire, Pembrokeshire border in West Wales, Pendine boasts a 7 mile beach stretching from Gilmore Point to Laugharne Sands where Malcolm Campbell and J.G. Parry-Thomas set the world land speed record five times between 1924 and 1927. The 870 miles coastal path runs mostly along the clifftops for 4 miles from Pendine, offering glorious views towards both the Gower Peninsula and Tenby and Caldey Island, before reaching the beautiful cove of Amroth and the border with Pembrokeshire.



DIRECTIONS

From the Tenby office exit the town heading out towards Kilgetty on the A478. On reaching Kilgetty roundabout take the forth exit signposted Carmarthen A477. Follow this road for approximately 6.5 miles to Red Roses. On entering the village take the right turn signposted Pendine B4314. Follow this road into Pendine and along the sea front, continue towards Llanmiloe. Before reaching Llanmiloe, the turning to Dan Y Bryn is on the left.
What/Three/Words:///prospered.cabinet.ironclad

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Air Source Pump, Underfloor Heating Ground & First Floor
SOLAR PANELS

ref: ADD / LLE/ MAR/ 26 OK EJL

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LOCATION AERIAL VIEW

