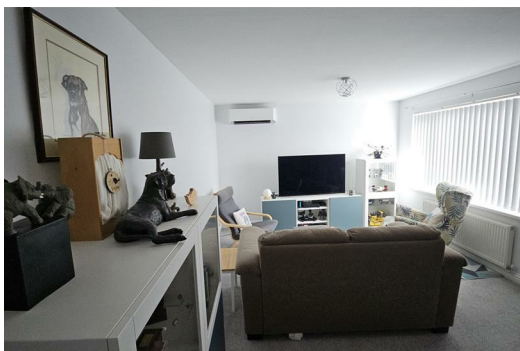




## 3 Mumbles Head Park, Burry Port, Carmarthenshire SA16 0DJ

**£309,995**

Nestled in the charming and peaceful area of Mumbles Head Park, Pembrey, Burry Port, this spacious detached house combines comfort, space, and an enviable coastal lifestyle. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The property features a generously sized layout, thoughtfully designed to suit modern living maximising natural light while maintaining a warm, welcoming feel. At the heart of the home is a well-appointed kitchen, ideal for home chefs, with adjoining living and dining areas offering a relaxed flow and abundant space for gatherings. One of the standout features of this home is the ample parking space, accommodating up to three vehicles, which is a rare find in this desirable location. This added convenience allows for easy access and flexibility for family and friends visiting. The location is second to none—just moments from scenic coastal paths, sandy beaches, and a host of local amenities including shops, schools, and leisure facilities. Whether you're enjoying a quiet evening at home or exploring the outdoors, this home provides the perfect setting. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease. Do not miss the chance to make this charming residence your own. EPC: C, Tenure: Freehold, Council Tax Band E.





**Entrance Porch 7'7" x 4'6" approx (2.33m x 1.38m approx)**

Access via composite door, smooth and coved ceiling, ceramic tiled floor, door into:

**Cloakroom: 5'6" x 4'6" approx (1.68m x 1.38m approx)**

Smooth and coved ceiling, obscured uPVC double glazed window to front, wall mounted towel heater, ceramic tiled floor, low level W.C, pedestal wash hand basin.

**Entrance Hallway: 11'7" x 7'6" approx (3.55m x 2.30m approx)**

Smooth ceiling, uPVC double glazed window to side, radiator, ceramic tiled floor, under stairs storage cupboard, stairs to first floor, door into:

**Lounge: 17'4" x 11'8" approx (5.30m x 3.56m approx)**

Smooth ceiling, uPVC double glazed window to front, two radiators, air conditioning.

**Open Plan Kitchen/Diner/Family Room; 25'4" x 10'3" approx (7.74m x 3.14m approx)**

Coved and smooth ceiling, uPVC double glazed window to rear, uPVC double glazed patio doors to rear, uPVC double glazed door to side, wall mounted radiator, ceramic tiled floor. A range of wall and base units with complimentary worksurface over, one and a half stainless steel sink unit with mixer tap, five ring gas hob with stainless steel extractor and glass splash back, two integrated oven and grills, integrated washing machine, integrated dishwasher, space for American style fridge freezer.

**First Floor Landing:**

Smooth ceiling, uPVC double glazed window to side, access to loft space, airing cupboard housing wall mounted boiler and radiator.

**Bedroom One: 13'3" x 10'4" approx (4.04m x 3.17m approx)**

Smooth ceiling, uPVC double glazed window to front with sea views, radiator, built in wardrobes,

**Bedroom Two: 11'9" x 9'10" (3.59m x 3.00m )**

Smooth ceiling, uPVC double glazed window to rear with garden views, radiator.

**Bedroom Three: 8'8" x 8'0" approx (2.65m x 2.44m approx)**

Smooth ceiling, uPVC double glazed window to rear, radiator, laminate flooring.

**Bedroom Four: 9'9" x 7'10" approx (2.98 x 2.39 approx)**

Smooth ceiling, uPVC double glazed window to front, with sea views, radiator, storage cupboard.

**Family Bathroom; 6'10" x 5'1" approx (2.09m x 1.56m approx)**

Smooth ceiling, uPVC double glazed obscure window to rear, respatex boards with tile pattern, wall mounted towel heater, vinyl floor. A three piece suite comprising low level W.C., pedestal wash hand basin, bath with rain shower over and hand held shower.

**Externally:**

To the front of the property is a garden laid to lawn, driveway for several vehicles leads to the adjoining single garage. Rear pedestrian access to the tiered garden which is laid to patio and decorative stones areas, with shrubs and mature plants.

**Garage:**

With electric and roller door, uPVC window and door to side.

**Tenure:**

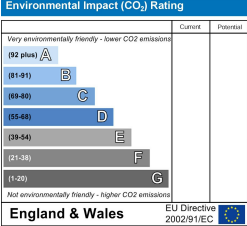
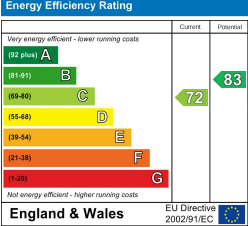
We are advised that the property is Freehold

**Council Tax Band:**

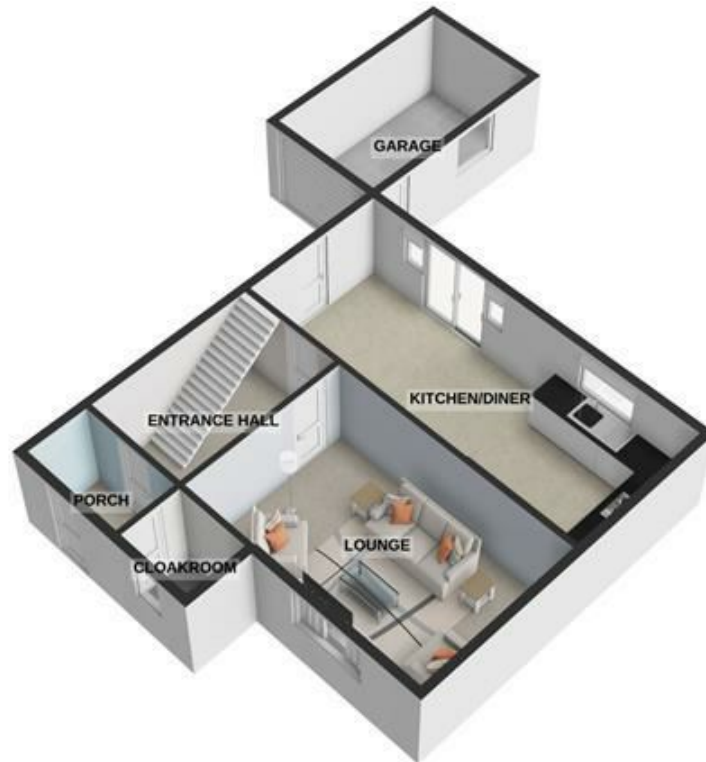
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**Property Disclaimer**

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



## GROUND FLOOR



## 1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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