



**60 Maes Y Capel, Burry Port, Carms SA16 0EG**  
**£320,000**

Nestled in the charming area of Maes Y Capel, Pembrey, this splendid detached house offers a perfect blend of comfort and elegance. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge for relaxation. Ample Off road Parking, Garage and Office Area. Situated in the picturesque Pembrey area, this home is not only a sanctuary but also a gateway to the stunning natural beauty of the surrounding landscape. Residents can enjoy nearby amenities, including local shops, schools, and recreational facilities, also close to Pembrey Country Park and coastal Town of Burry Port. Energy Rating C, Tenure - Freehold, Council Tax Band D. Viewing Recommended.



## Entrance

Via uPVC double glazed door into:

### Hallway 13'2 x 6'6 approx (4.01m x 1.98m approx)

Textured ceiling, radiator, Laminate floor, under stairs storage cupboard, stairs to first floor, door into:



### W.C 3'2 x 5'11 (0.97m x 1.80m)

Textured ceiling, uPVC double glazed window to side, low level toilet, pedestal wash hand basin, chrome towel heater, laminate floor

### Lounge 11'0 x 15'16 approx (3.35m x 4.57m approx)

Plain ceiling, uPVC double glazed Patio door to rear, radiator, laminate floor



### Dining Room 11'15 x 8'4 approx (3.35m x 2.54m approx)

Textured and coved ceiling, uPVC double glazed window to front, laminate floor, radiator

### Kitchen 11'7 x 11'6 approx (3.53m x 3.51m approx)

Plain ceiling, spot lighting, Kitchen comprising of wall and base units with complimentary work surface over, space for 8 Gas ring cooker, with extractor hood above, one and a half sink unit with mixer tap over, integrated dish washer, space for fridge freezer, tiled floor, uPVC double glazed window to rear, door opening into:



### Utility 5'5 x 6'4 approx (1.65m x 1.93m approx)

Textured ceiling, uPVC double glazed window to side, wall mounted Gas Boiler, storage cupboard, wall and base units, space for washing machine, space for tumble dryer, radiator, tiled floor

### Landing 8'0 x 13'0 x 2'7 approx (2.44m x 3.96m x 0.79m approx)

Textured ceiling, smoke detector, radiator, door to airing cupboard

## First Floor

### Bedroom One 11'0 x 9'05 approx (3.35m x 2.87m approx)

Textured ceiling, uPVC double glazed window to front, radiator, laminate floor, built in wardrobe

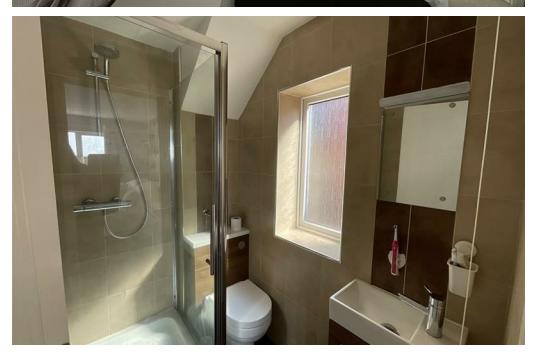


### Bedroom Two 10'3 x 9'7 approx (3.12m x 2.92m approx)

Textured ceiling, uPVC double glazed window to front, radiator, built in wardrobe, laminate floor

### Bedroom Three 9'7 x 8'6 approx (2.92m x 2.59m approx)

Textured ceiling, uPVC double glazed window to rear, radiator, access to loft, uPVC double glazed window to rear, radiator, laminate floor



### Bathroom 6'3 x 5'7 approx (1.91m x 1.70m approx)

Textured ceiling, uPVC double glazed window to rear, radiator, Three piece suite, comprising low level toilet, pedestal wash hand basin, bath with shower over, tiled walls around, laminate floor.

### Master Bedroom with En-Suite 12'3 x 9'9 approx (3.73m x 2.97m approx)

Textured ceiling, uPVC double glazed window to rear, radiator, built in double wardrobes, door into



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## External

To front of Property: a Driveway with Shared access to the Entrance, leads up to a Double Garage, which has been converted in one side to a snug/Office, extremely handy for Working at Home.

Lawn and mature shrubs, side access leading to Rear Enclosed Garden.

To the Rear,: Enclosed Garden, Patio Area, Glass Balcony around, Lower Decked Areas, Lawn Area, Green House, storage areas



## Snug/Office 7'7 x 15'4 approx (2.31m x 4.67m approx)

Textured ceiling, uPVC double glazed window to side with electricity and lighting

## Garage 8'3 x 16'7 approx (2.51m x 5.05m approx)

Up and over door, with electricity and lighting



## 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**

## Tenure

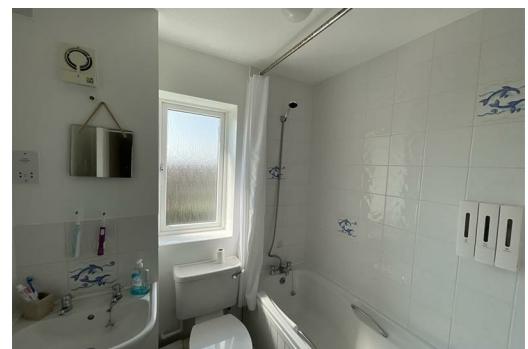
We are advised the Property is Freehold

## Council Tax Band

We are advised the Council Tax Band is D

## Energy Rating

We are advised Energy rating is C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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GROUND FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



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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