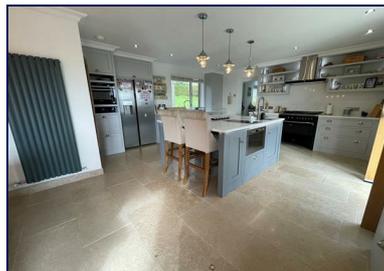


Driftwood, 8 Ar Y Bryn, Pembrey, Burry Port, Carmarthenshire, SA16 0AX



Asking price £575,000



There is a charm and modern elegance to this totally modernised detached four bedroom home in Ar Y Bryn. Driftwood as its name hints at offers expansive views across the coastline across to Gower Peninsula.

The house is deceptive from first glance as the wrap around mature gardens hide it. The property comes with the original twin garage for off road parking, has been extended to the side incorporating an extra sitting/cinema room and handy utility. The open plan kitchen dining room stands out as hand made, the attention to detail and planning is one of the best we have seen. Further living space in the living room, conservatory, downstairs cloaks, utility, cinema room, the four bedrooms and bathroom. The house is located for access to schools, the main A484 coastal road for commuting and local country park and ample beaches close by.

EPC: C Square Metres: 162 Council Tax Band: E

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PROTECTED

Entrance Hall

Limestone flooring, under floor heating, under stair cupboard, stairs to first floor, desk area to side, radiator, new front door, beam detail.



Downstairs WC/Cloaks

5'10" x 5'2" (1.78 x 1.59)

Storage cupboard housing electric meter. Radiator, limestone flooring, half tiled walls, wc, wash hand basin, window facing side.

Living Room

17'5" x 11'11" (5.32 x 3.64)

Window to front, french doors to rear, inset fireplace, slate hearth with log burner, oak flooring, radiator.



Open Plan Kitchen Dining Room

27'3" x 12'7"(17'2") (8.32 x 3.84(5.24))

Handmade and hand finished solid wood kitchen by Bespoke Kitchens of Bridgend featuring solid ash drawers and units with quartz counters. Larder cupboards with double doors and ash drawers. Matching TV unit with bifold door. All appliances to remain including Siemens multi oven, warming drawer and additional induction hob on the island. Others include a Smeg 6 burner gas range, American fridge freezer and 2nd built in microwave in the island.

Dual aspect with oak doors through to the South facing conservatory and French doors onto the decking. Limestone flooring throughout with underfloor heating, seperately adjustable for each of the four zones.



Conservatory

10'3" x 11'0" (3.14 x 3.37)

Glazed to three sides, dual aspect oak glazed doors into kitchen area, limestone floor, underfloor heating, sliding doors to garden, blue tinted roof, radiator, conservatory.



Utility

14'0" x 6'4" (4.27 x 1.95)

Vaulted ceiling, velux window, base units, built in washer dryer, double sink, 600m wine fridge, oak butchers block worktop, window facing front, door to front, slate floor, radiator.



Cinema Room

14'0" x 9'0" (4.28 x 2.75)

Vaulted ceiling with skylight, slate flooring, radiator, French doors to additional decking and south facing garden. Possible usage as a self contained annexe if utilised with utility.



FIRST FLOOR

Landing

Stairs with full half landing, window to side, carpet, drop down ladder to loft access, cupboard housing boiler and tank, radiator.



Bedroom 1

17'4" x 11'10" (5.29 x 3.63)

Window to front and rear (with expansive views over bay towards Rhossili on Gower), two fitted double wardrobes and additional cupboard, radiator, carpets.



Bedroom 2

13'3" x 11'3" (4.04 x 3.44)

Window to rear with views, built in cupboards, carpet, wash hand basin, radiator.



Bedroom 3

13'8" x 9'0" (4.17 x 2.75)

Window to rear with views, carpet, radiator.



Bedroom 4

8'0" x 7'4"(9'10") (2.46 x 2.26(3.0))

Window to front, radiator, carpet, built in cupboard.



Bathroom

10'4" x 7'5" (3.17 x 2.27)

Floating wash hand basin, hidden cistern wc, double shower cubicle, bath, tiled floor, tiled walls, heated towel rail, spots to ceiling, window to front and side.



Externally

Garden extends to front, rear and side, raised entertaining decked terraces to rear front and side, mature trees and planting, cherry blossoms to front, vegetable beds, pergolas, access to twin garage.

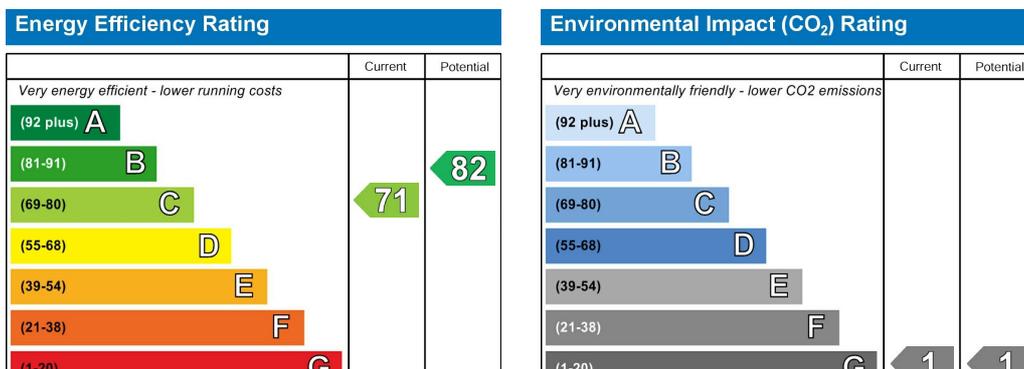


Detached Double Garage

Twin garages, access door to side garden.

Services

Advised all mains. Wide angled lens has been used on occasion.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

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