MORGAN CARPENTER
MC
Estate Agents









# 1 Clos Y Lloetrach, Pembrey, Burry Port, Carmarthenshire, SA16 0TX

## Offers In The Region Of £449,500

- Exceptional detached family residence arranged over three spacious floors
- Versatile accommodation over three floors
- Well fitted kitchen living area open through to vaulted ceiling lounge
- Energy efficient heating system
- Spacious grounds
- Five generous double bedrooms offering flexible family accommodation
- 5 generously sized bedrooms and four bathrooms
- First floor balcony providing ideal area for ‘al fresco’ living
- Integral garage
- EPC rating ‘B’

168b Saron Road Saron, Ammanford, Carmarthenshire, SA18 3LN
01558821269
sales@morgancarpenter.co.uk
morgancarpenter.co.uk

# 1 Clos Y Lloetrach, Burry Port SA16 0TX

Nestled in the charming village of Pembrey, Burry Port, this superb detached modern house offers a unique blend of comfort and style. With five generously sized bedrooms and three well-appointed bathrooms, this property is perfect for families seeking ample space and versatility.

The accommodation is thoughtfully arranged over three floors, providing a flexible layout that can easily adapt to your lifestyle needs. The three reception rooms are ideal for entertaining guests or enjoying quiet family time, while the spacious grounds surrounding the house offer a delightful outdoor space for relaxation and recreation.

One of the standout features of this home is the breathtaking views towards the Gower coastline, which can be enjoyed from various vantage points throughout the property. The energy-efficient heating systems and solar panels not only contribute to a sustainable living environment but also help to reduce energy costs, making this home as practical as it is beautiful with an EPC rating of B.

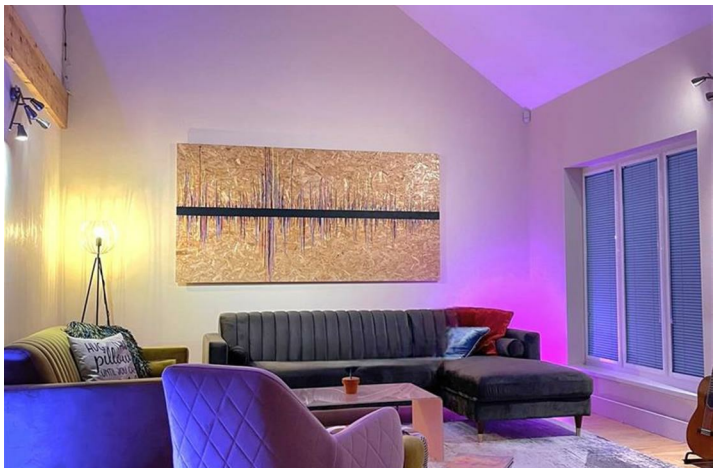
This property is a rare find in a tranquil village setting, combining modern amenities with the natural beauty of its surroundings. Whether you are looking for a family home or a peaceful retreat, this house in Clos Y Lloetrach is sure to impress, book an appointment to view today.

5 3 3 B

Council Tax Band:







## RECEPTION HALL
29'3" x 8'3"
Limestone floor with underfloor heating. Spacious built in cloaks cupboard. Linen cupboard which also houses heating manifold.

## BEDROOM
13'4" x 10'9"
Limestone floor with underfloor heating.

## BATHROOM
8'3" x 7'7"
Panelled bath with shower fitment. Pedestal hand basin with chrome mixer tap. Low level WC. Chrome towel heater. Limestone floor with underfloor heating. Ceiling downlighting.

## BEDROOM
13'8" x 10'9"
Limestone floor with underfloor heating.

## EN SUITE SHOWER ROOM
Shower in fully tiled cubicle. Pedestal hand basin with mixer tap. Low level WC. Travertine limestone walls and floor. Ceiling downlighting. Chrome towel heater.

## BEDROOM
13'0" x 10'5"
Limestone floor with underfloor heating.

## INTEGRAL GARAGE
20'11" x 11'11"
With electrically operated garage door. Courtesy door to side elevation. Heat pumps and hot water storage tanks.

## FIRST FLOOR

## KITCHEN/OPEN PLAN DINING ROOM
25'9" x 12'5"
1 1/2 bowl stainless steel sink unit set in granite effect work surface. 4 ring ceramic hob with stainless steel extractor hood above. Integral dishwasher; fridge and freezer. Integrated microwave and oven. Extensive range of base and wall cupboards. Island with fitted cupboards and breakfast bar. Wood block effect floor. Ceiling downlighting. Underfloor heating. Door to balcony.

## VAULTED CEILING LOUNGE
22'11"o9'10" x 14'2"
Large picture windows with wonderful views. Wood block effect floor with underfloor heating.

## CLOAKROOM
Low level WC. Corner hand basin with chrome mixer tap. Wood panel floor.

## LANDING AREA
7'6" x 7'4"
Staircase to second floor

## BEDROOM
12'6" x 10'9"
Underfloor heating.

## EN SUITE
Shower in travertine limestone tiled cubicle. Pedestal hand basin with chrome mixer tap. Low level W C. Tiled floor with underfloor heating.

## SECOND FLOOR LANDING
9'5" x 7'4"
Wood effect floor.

## OFFICE/STUDIO
14'7" x 10'9"
Ceiling skylight.

## PRINCIPAL BEDROOM SUITE
17'11" x 15'8"
Cabriole style skylight window which fabulous view towards the Gower Peninsula.

## EN SUITE
12'5" x 7'10"
Shower in tiled cubicle. Pedestal hand basin and low level WC. Vanity light. Travertine limestone tiled floor and walls.

## OUTSIDE
The property is approached over a private driveway that opens into a spacious gravelled courtyard at the front of the house. To the rear is an enclosed undeveloped garden area that offers huge potential.

## SERVICES
We are advised that the property is connected to all mains services

## TENURE & POSSESSION
We are advised that the property is freehold and that vacant possession will be given on completion.

## NB
These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## VIEWING

By appointment with Morgan Carpenter 01558 821269

## OUT OF OFFICE HOURS CONTACT

Jonathan Morgan 07989 296883

## WEBSITE

View all our properties on: www.morgancarpenter.co.uk; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com, or www.onthemarket.com

















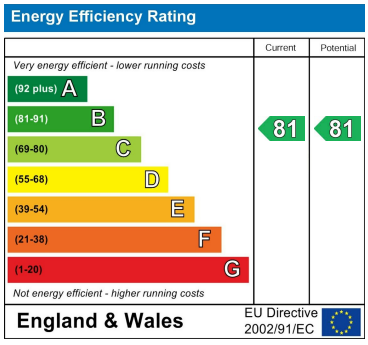

## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

B







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