



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

Offers In The Region Of £495,000

- Superb detached modern house in wonderful fringe village location
- Versatile accommodation over three floors
- Well fitted kitchen living area open through to vaulted ceiling lounge
- Energy efficient heating system
- Spacious grounds
- Breathtaking views towards the Gower coastline
- 5 generously sized bedrooms and three bathrooms
- First floor balcony providing ideal area for 'al fresco' living
- Integral garage
- EPC rating 'B'

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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.

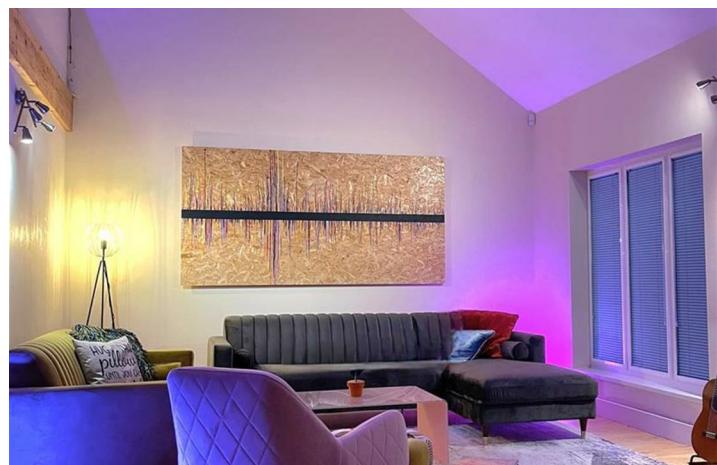
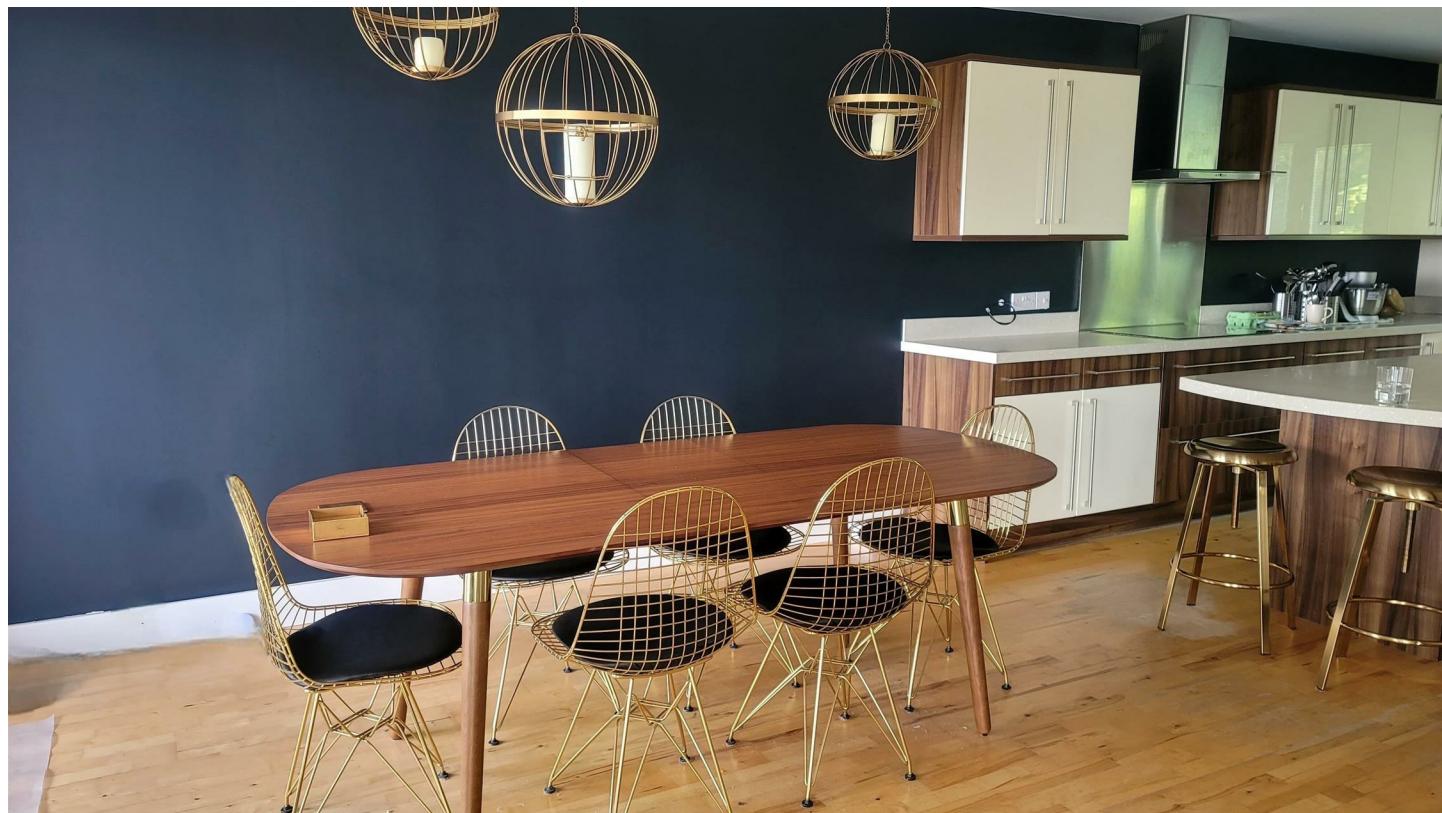
The accommodation is thoughtfully arranged over three floors, providing a flexible layout that can easily adapt to your lifestyle needs. The three reception rooms are ideal for entertaining guests or enjoying quiet family time, while the spacious grounds surrounding the house offer a delightful outdoor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



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.	LANDING AREA 7'6" x 7'4" Staircase to second floor
BEDROOM 13'4" x 10'9" Limestone floor with underfloor heating.	BEDROOM 12'6" x 10'9" 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.	EN SUITE Shower in travertine limestone tiled cubicle. Pedestal hand basin with chrome mixer tap. Low level WC. Tiled floor with underfloor heating.
BEDROOM 13'8" x 10'9" Limestone floor with underfloor heating.	SECOND FLOOR LANDING 9'5" x 7'4" Wood effect floor.
EN SUITE SHOWER ROOM Shower in fully tiled cubicle. Pedestal hand basin with chrome mixer tap. Low level WC. Travertine limestone walls and floor. Ceiling downlighting. Chrome towel heater.	OFFICE/STUDIO 14'7" x 10'9" Ceiling skylight.
BEDROOM 13'0" x 10'5" Limestone floor with underfloor heating.	PRINCIPAL BEDROOM SUITE 17'11" x 15'8" Cabriole style skylight window which fabulous view towards the Gower Peninsula.
INTEGRAL GARAGE 20'11" x 11'11" With electrically operated garage door. Courtesy door to side elevation. Heat pumps and hot water storage tanks.	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.
FIRST FLOOR	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.
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.	SERVICES We are advised that the property is connected to all mains services
VAULTED CEILING LOUNGE 22'11"o9'10" x 14'2" Large picture windows with wonderful views. Wood block effect floor with underfloor heating.	TENURE & POSSESSION We are advised that the property is freehold and that vacant possession will be given on completion.
CLOAKROOM Low level W.C. Corner hand basin with chrome mixer tap. Wood panel floor.	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.

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Directions

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

