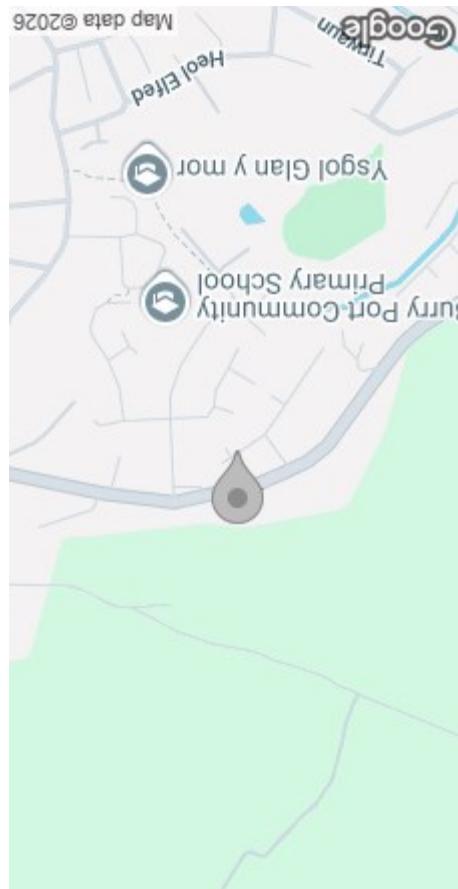


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

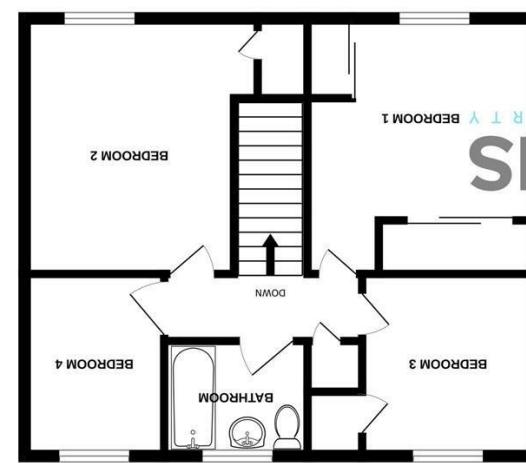
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and no guarantee is given.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

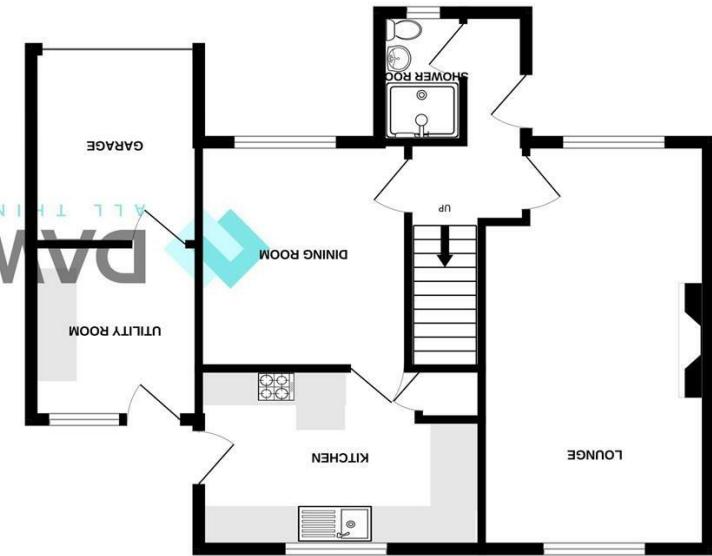
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



39 Gwscwm Park
, Burry Port, SA16 0DX
Offers Around £260,000



GENERAL INFORMATION

Welcome to this warm and inviting family home, perfectly designed for comfortable everyday living and effortless entertaining. Situated within a well-established development of similar homes, this property offers a strong sense of community and a settled neighbourhood feel.

From the moment you step inside, you are greeted by a welcoming atmosphere that instantly feels like home. The generously sized lounge offers a wonderful space. A separate dining room provides the perfect setting for family meals, creating a natural heart to the home.

The kitchen is thoughtfully laid out with the back door leading into the garden.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering flexible accommodation for growing families, guest rooms, or even a home office. A family bathroom serves the first floor, designed to meet the needs of modern living.

Additional features on the ground floor include a convenient shower room. The property also benefits from a driveway and garage. The garage has been cleverly divided to create a useful utility area and additional storage space, but can easily be reinstated to its original full garage layout if desired.

To the rear, you'll find a private garden.

Location is truly key. The property is ideally positioned to enjoy the



FULL DESCRIPTION

Entrance

Hallway

Shower Room

3'11" x 6'1" (1.2m x 1.86m)



Lounge

10'7" x 19'1" (3.25m x 5.83m)



Dining Room

9'10" x 10'7" (3m x 3.25m)

Kitchen

13'3" x 8'5" (4.06m x 2.59m)

First Floor

Landing

Bedroom One

10'7" x 12'0" (3.25m x 3.67m)



Bedroom Two

10'11" x 12'0" (3.34m x 3.67m)

Bedroom Three

8'0" x 8'6" (2.46m x 2.61m)

Bedroom Four

6'6" x 8'6" (2m x 2.61m)

Family Bathroom

6'8" x 5'4" (2.05m x 1.65m)

Utility Room (split garage)

7'10" x 8'2" (2.41m x 2.51m)

The garage has been split into two utility to rear and storage to front, this could be changed back to a full garage.

Garage/Store

7'10" x 9'2" (2.41m x 2.8m)

Parking

Driveway parking for 2 vehicles

Council Tax band = D

EPC = D

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water.

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

