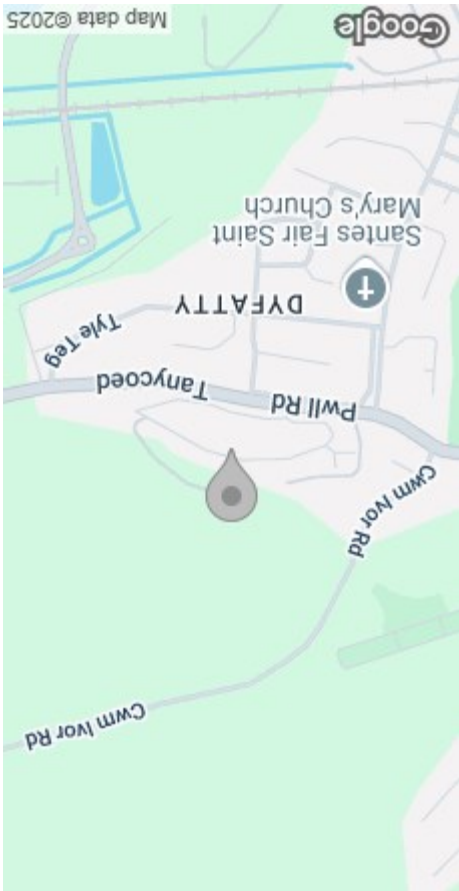


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While 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 error, omission or misstatement. 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 as to their operability or efficiency can be given.



FLOOR PLAN



AREA MAP

GENERAL INFORMATION

Nestled in the charming village of Burry Port, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this home is ideal for families or those seeking extra space.

The lounge is a welcoming area, perfect for unwinding after a long day, while the kitchen with a dining area is designed for both casual meals and formal gatherings. The layout is practical and flows seamlessly, making it easy to enjoy family life.

In addition to the en-suite, there are two further bathrooms, ensuring that morning routines run smoothly for everyone. The family bathroom is well-appointed, catering to the needs of the household.

Outside, the property features a drive to the side, offering convenient off-road parking. The development consists of similar properties, creating a friendly community atmosphere. The location is particularly appealing, with the beautiful beach and scenic walks just a stone's throw away, perfect for those who enjoy the outdoors. This home in Maes Gwdig is not just a property; it is a lifestyle choice, combining the tranquillity of village life with the joys of coastal living. Whether you are looking to settle down or invest, this residence presents an excellent opportunity. Do not miss the chance to make this lovely house your new home.

FULL DESCRIPTION

- Entrance
- Hallway
- Lounge
14'6" x 14'6" (4.42m x 4.42m)
- Kitchen with Dining Area
18'5" x 11'5" (5.63m x 3.49m)
- WC
- First Floor
- Bedroom One
10'11" x 11'5" (3.35m x 3.49m)
- En-Suite
- Bedroom Two
11'5" x 11'0" (3.48m x 3.36m)



- Bedroom Three
9'6" x 6'11" (2.92m x 2.12m)
- Bedroom Four
9'1" x 6'11" (2.78m x 2.12m)
- Family Bathroom
7'4" x 5'8" (2.26m x 1.75m)

Parking
Driveway

Council Tax Band = C
EPC = B
FREEHOLD

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Plusnet (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information
Maintenance Charge - This property is subject to a yearly maintenance charge the fee is tbc.

