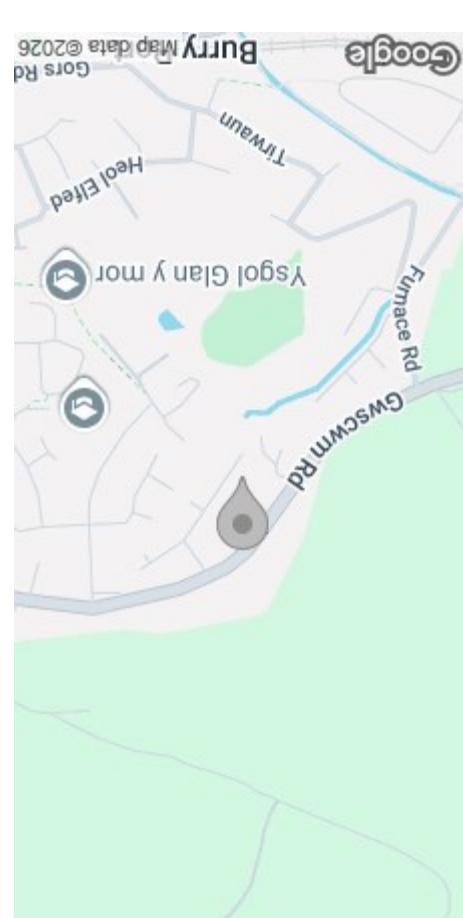


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Gwscwm Park, Bury Port, SA16
Approximate Area = 2117 sq ft / 196.6 sq m
For identification only - Not to scale



FLOOR PLAN



DAWSONS

33c Gwscwm Park
, Bury Port, SA16 0DX
Offers Around £415,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Set in the desirable Gwscwm park, on the Periphery of Burry Port, this substantial detached family home offers an exceptional living experience. Immaculately presented and thoughtfully designed, the property spans three floors, providing ample space for both relaxation and entertainment, be it in the sun room or the kitchen with dining area.

Upon entering, you are greeted by two inviting reception rooms, perfect for family gatherings or quiet evenings. The well-appointed layout includes five generously sized bedrooms, ensuring that everyone has their own private retreat. With three modern bathrooms, morning routines will be a breeze, accommodating the needs of a busy family with ease.

The exterior of the property boasts ample parking, a valuable feature in this sought-after executive development. The surrounding area is known for its community spirit and convenient access to local amenities, making it an ideal location for families.

This home is not just a place to live; it is a sanctuary where cherished memories can be made. With its impressive size, modern finishes, and prime location, this property is a rare find in the market. Whether you are looking to settle down or invest in a family home, this residence in Gwscwm Park is sure to impress.



FULL DESCRIPTION

Entrance

Hallway

Living Room

18'6" x 10'10" into bay (5.65m x 3.32m into bay)



Sitting Room

16'6" x 10'5" (5.05m x 3.20m)

Kitchen/Breakfast Room

17'3" x 13'5" (5.28m x 4.09m)

Utility Room

10'7" x 9'6" (3.24m x 2.91m)

Conservatory

11'0" x 10'3" (3.36m x 3.13m)

First Floor



Bedroom Two

12'8" x 10'10" (3.88m x 3.31m)

En-Suite

Walk in Wardrobe

Bedroom Three

11'10" x 10'6" (3.61m x 3.21m)

Bedroom Four

10'7" x 9'2" (3.25m x 2.81m)

Bedroom Five

10'7" x 8'11" (3.25m x 2.73)

Family Bathroom

Top Floor

Master Suite

Bedroom One

13'10" x 12'10" (4.22m x 3.93m)

Storage

9'11" x 3'4" (3.03m x 1.02m)

Bathroom

Parking

Drive to front.

EPC = C

Council Tax Band = E

Tenure

Freehold

Services

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

Broadband - BT (FIBRE)

Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

