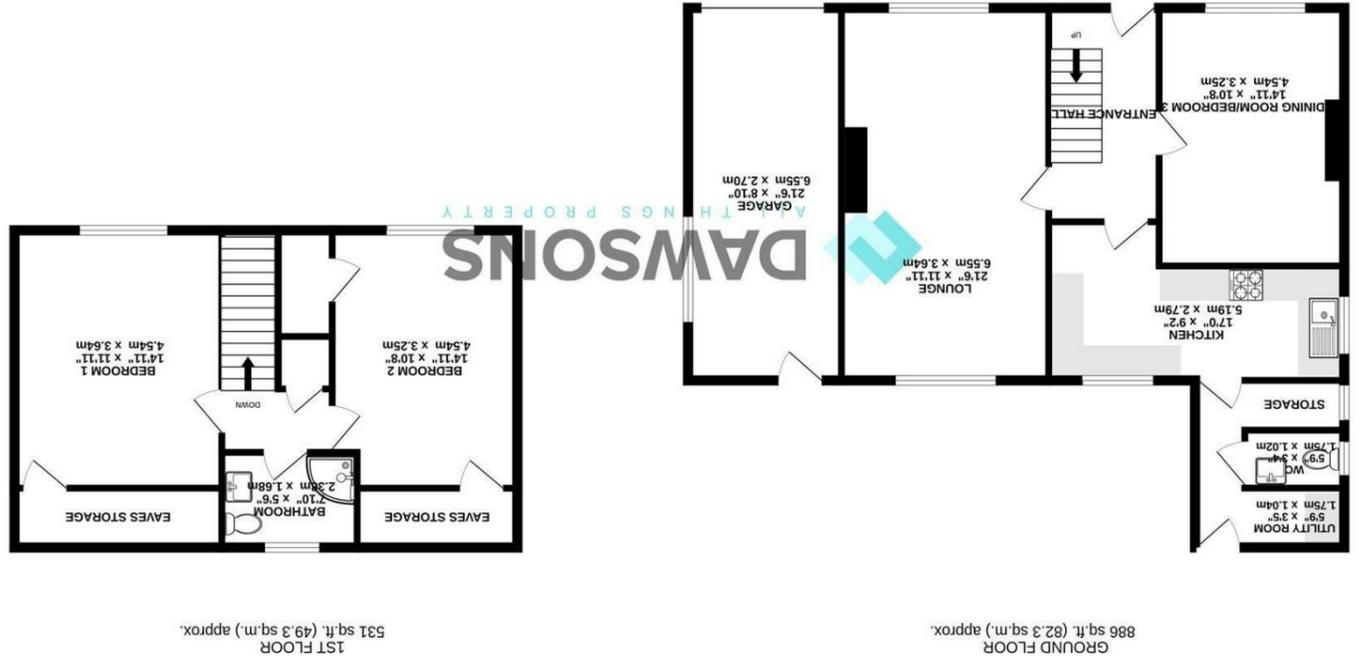


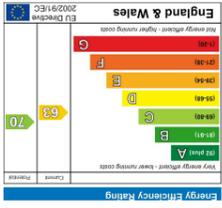
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 as to their operation or efficiency can be given.
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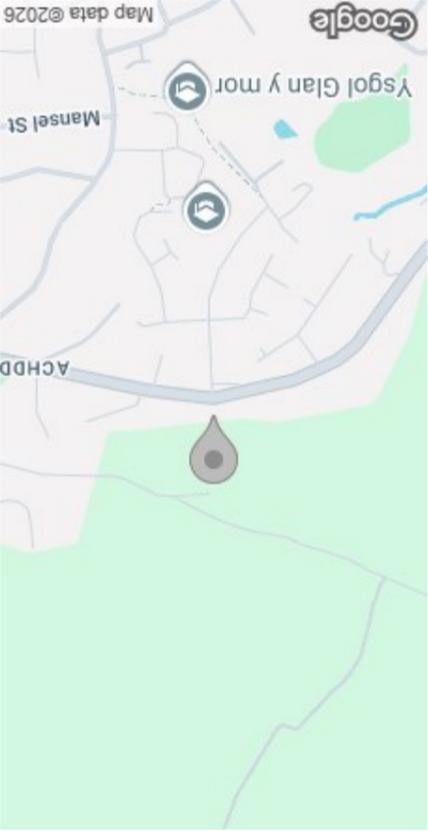
TOTAL FLOOR AREA : 1417 sq.ft. (131.7 sq.m.) approx.



FLOOR PLAN



EPC



AREA MAP



45 Gwscwm Road
 , Burry Port, SA16 0BS
 Asking Price £280,000



GENERAL INFORMATION

Sitting in the charming village of Burry Port, this delightful detached house on Gwscwm Road offers a perfect blend of comfort and versatility. With three well-proportioned bedrooms, this property is ideal for families or those seeking multi-generational living arrangements. The accommodation is thoughtfully designed, featuring an inviting entrance hall that leads to a spacious lounge and dining room, perfect for entertaining guests or enjoying family meals.

The kitchen and breakfast room have been tastefully re-fitted in recent years, providing a modern space for culinary creativity. Currently, the third bedroom is being utilised as a study and dining room, showcasing the flexibility of this home. Additionally, the ground floor includes a convenient cloakroom, a walk-in storage cupboard, and a utility room, ensuring practicality for everyday living.

On the first floor, you will find two further bedrooms and a contemporary family shower room, catering to the needs of the household. The property boasts a driveway that accommodates 2-3 vehicles, along with a garage for added convenience. Surrounding the house are gardens on either side, and a terraced rear garden that offers stunning coastal views from the top terrace, making it an ideal spot for relaxation. This property is a true gem, and viewing is essential to fully appreciate its prime location, generous size, and versatile accommodation. Whether you are looking for a family home or a space that can adapt to your needs, this house on Gwscwm Road is sure to impress.

FULL DESCRIPTION

Entrance hall

Bedroom 3 (currently used as study/dining room)

14'10" x 10'7" (4.54 x 3.25)

Lounge/dining room

21'5" x 11'11" (6.55 x 3.64)

Kitchen/breakfast room

17'0" x 9'1" (min) (5.19 x 2.79 (min))

Rear hall

Walk in storage cupboard

Cloakroom

5'8" x 3'4" (1.75 x 1.02)

Utility room

5'8" x 3'4" (1.75 x 1.04)



First floor

Landing

Bedroom 1

14'10" x 11'11" (4.54 x 3.64)

Bedroom 2

14'10" x 10'7" (4.54 x 3.25)

Family shower room

7'9" x 5'6" (2.38 x 1.68)

External

Garage

21'5" x 8'10" (6.55 x 2.70)

Driveway and front garden area's

Garden to both sides of property

Terraced rear garden

Epc - D

Tenure - Freehold

Services

Heating System -
Mains electricity, sewerage and water
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

