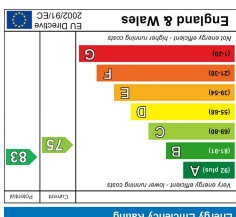


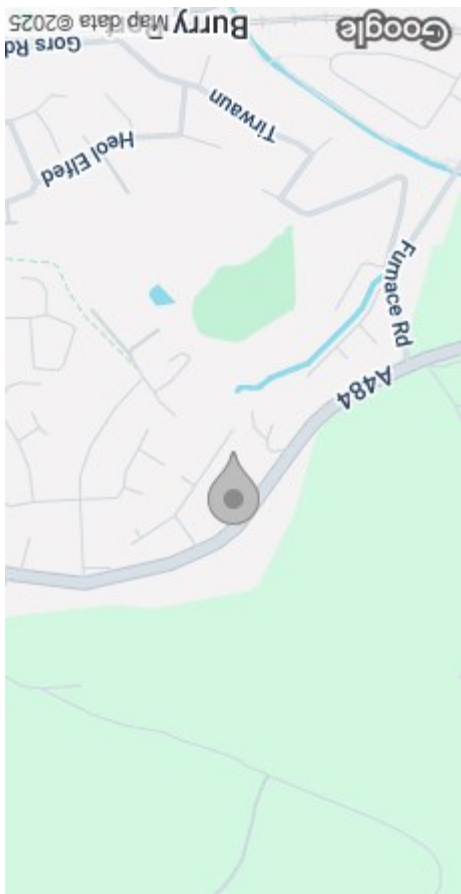
or warranty in respect of the property.

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

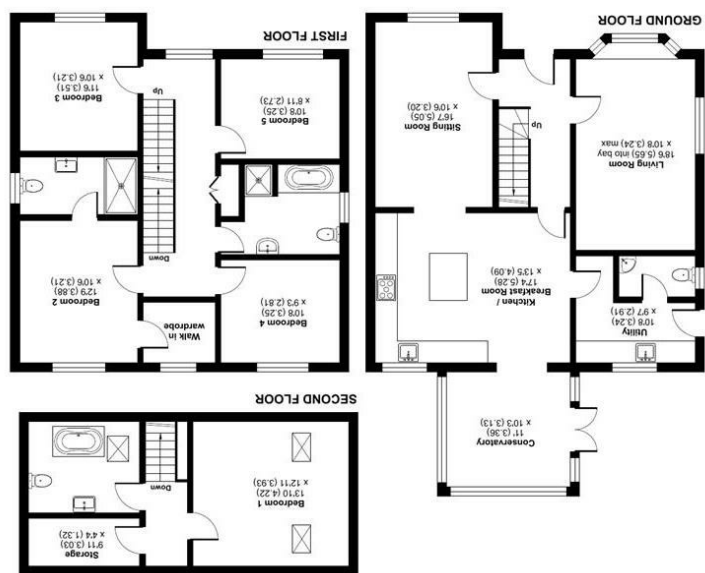
Produced for Dawsons Property, REF: 1349356
Incorporating International Property Measurement Standards (IPMS2 Residential).
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EPC



AREA MAP



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

FLOOR PLAN



33c Gwscwm Park
 , Burry Port, SA16 0DX
Offers Around £425,000



GENERAL INFORMATION

Set in the desirable Gwscwm park, on the Periphery of 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.

