



14 Gwscwm Park, Burry Port, SA16 0DX

£220,000



Davies Craddock Estates are pleased to present For Sale, this Semi-Detached Three Bedroom property in the sought after location of Gwscwm Park in Barry Port.

Set within very close proximity to Barry Port Harbour, the Millennium Coastal Path, and local Schools and Shops.

The property offers Living Room, Kitchen, Cloakroom, Conservatory to the ground floor and Three Bedrooms and Family Bathroom to the first floor. Externally, there is a drive way leading to a garage and to the rear an enclosed, mostly paved garden with mature trees and shrubs. An Ideal family home.

With no onward chain viewing is essential to fully appreciate what this property has to offer.

The property comprises:

Entrance

Door into:

Hallway

Stairs to first floor, vinyl flooring, radiator.

Cloakroom

Windows to fore and side, vinyl flooring, W/C, wash hand basin set in vanity unit, radiator.





Lounge

18'4" x 11'6" approx (5.61 x 3.51 approx)
Window to fore and rear, feature fireplace, radiator.

Kitchen Diner

18'4" x 12'8" approx (5.60 x 3.87 approx)
Windows to fore and rear, vinyl flooring, partly tiled walls, wall and base units with worktop over, integrated fridge, gas hob and electric oven, sink and drainer with mixer tap, radiator, door into:

Conservatory

7'4" x 6'3" approx (2.26 x 1.91 approx)
Patio doors to rear, vinyl flooring, door into garage.

First Floor Landing

Window to rear, storage cupboard housing boiler, loft access.

Bedroom One

13'3" x 12'3" approx (4.05 x 3.75 approx)
Window to fore, radiator.

Bedroom Two

12'4" x 11'1" approx (3.76 x 3.38 approx)
Window to fore, radiator.

Bedroom Three

8'7" x 8'1" approx (2.62 x 2.48 approx)

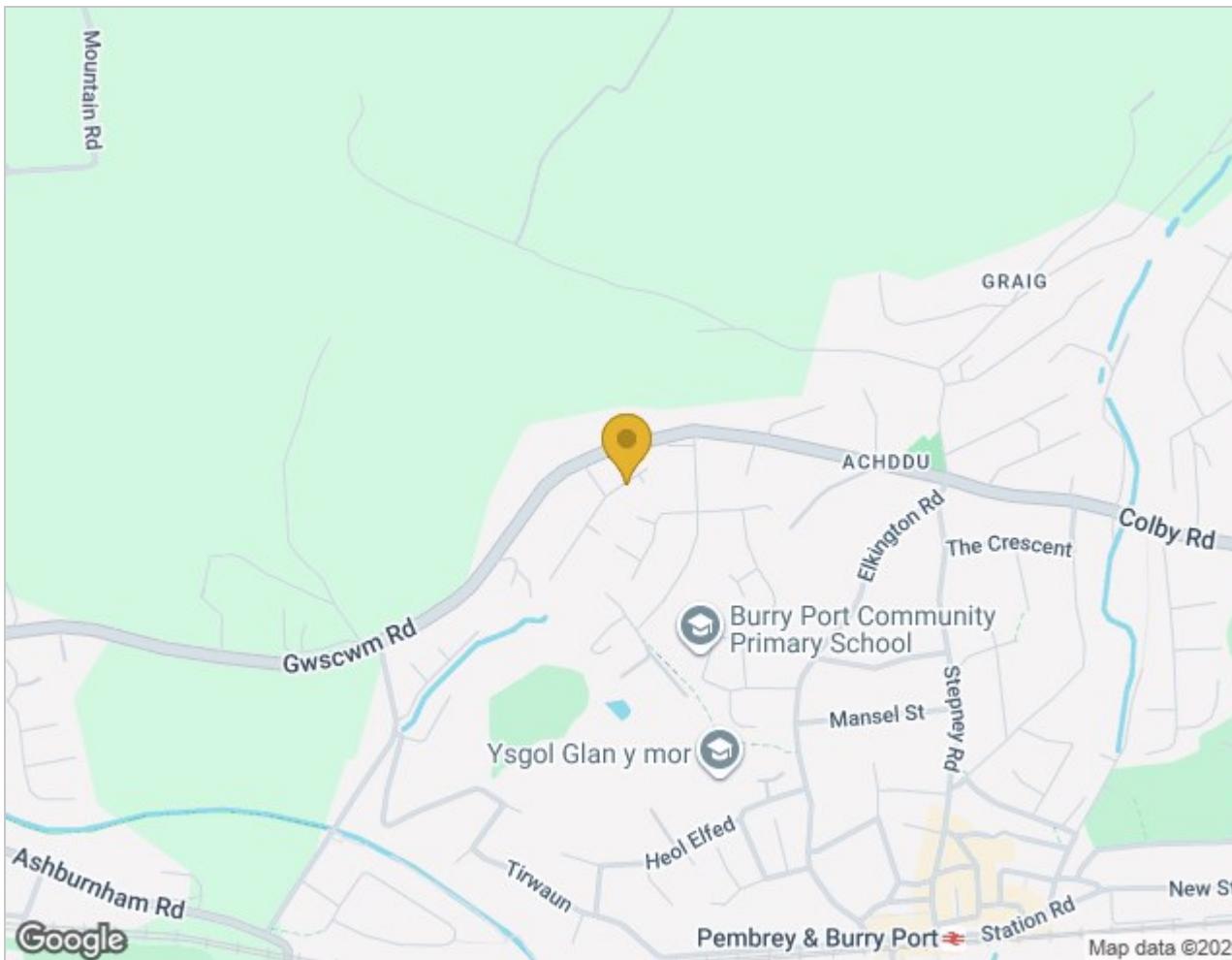
Bathroom

6'6" x 8'0" approx. (1.99 x 2.45 approx.)
Window to rear, vinyl flooring, W/C, hand wash basin, bath with shower over, radiator.

External

To the front - drive way to garage (5.13m x 2.50m approx.) Up and over door.
To the rear - Enclosed, mostly paved garden, stream running through, bridge over





- Three Bedroom Semi Detached Home
- Freehold
- EPC - D
- Approx - 8m2
- Mains Gas , Water, Electricity & Drainage
- Council Tax Band - C
- No Chain
- Sought After Location
- Viewing Essential
- Garage & Driveway

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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