



13 Gwscwm Park, Burry Port, SA16 0DX  
£215,000

 3  2  2  C





Davies Craddock Estates are pleased to present for sale this three bedroom semi-detached property in the sought after location of Gwscwm Park in Burry Port.

Set within close proximity to ever popular Burry Port Harbour, the Millennium Coastal Path, and local schools and other associated amenities.

The property offers a cloakroom, two reception rooms, and kitchen on the ground floor and three bedrooms and shower room on the first floor. Externally, the property boasts offroad parking and garage to the rear with enclosed courtyard garden.

Early viewing is essential to fully appreciate what this property has to offer.

Briefly comprising:

### Entrance

Door into;

### Hallway

Wooden flooring, window to front, radiator, stairs to first floor.

### Cloakroom

3'2" x 6'5" approx. (0.98 x 1.97 approx. )

Fitted with w/c, hand wash basin vanity unit, radiator, vinyl flooring, window to side.

### Living Room

18'4" x 11'6" approx. (5.61 x 3.52 approx. )

Bay window to front, window to rear, two radiators, laminate flooring, fire and fire surround.

### Dining Room

9'5" x 9'4" approx. (2.88 x 2.86 approx. )

Window to front, wooden flooring, radiator, leading into;







## Kitchen

12'8" x 9'10" approx. (max) (3.88 x 3.01 approx. (max))

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, free standing oven/hob with extractor hood over, space for washing machine and fridge freezer. downstairs storage cupboard, window to rear, door to side, vinyl flooring.

## Landing

Window to rear, loft access, storage cupboard (radiator & boiler - WORCESTER)

## Bedroom One

13'2" x 12'10" approx. (max) (4.03 x 3.93 approx. (max))

Window to front, radiator, fitted wardrobes.



## Bedroom Two

11'1" x 12'9" approx. (max) (3.39 x 3.90 approx. (max))

Window to front, radiator, fitted wardrobe.



## Bedroom Three

8'5" x 8'10" approx. (2.59 x 2.70 approx. )

Window to rear, radiator.

## Shower Room

8'5" x 6'8" approx. (max) (2.59 x 2.04 approx. (max))

Fitted with W./C, hand wash basin vanity unit, double shower cubicle, heated towel rack, wall mounted mirror cabinet, vinyl flooring, window to rear.



## External

Enclosed courtyard garden with mature trees and shrubs with rear and side access. Garage.

## Garage

8'6" x 16'3" approx. (2.60 x 4.97 approx. )

Up and over door.





To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- Rear Parking & Garage
- EPC - C
- APPORX 87m2
- Floorplan available
- Mains Gas, Electric, Water & Drainage
- Council Tax - C (July 2025)
- Freehold
- Viewing Essential

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



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 of representation 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.

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 along with any boundary plan, 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 in any instance.

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.

We'd love to hear what you think!

**LEAVE US**  
**A REVIEW**



SCAN ME  
Google  
Reviews ★★★★★

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ  
T. 01554 779444 | E. estates@dcestates.co.uk  
www.daviescraddock.co.uk

