

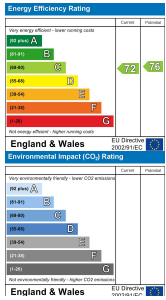


76 Gwscwm Road, Pembrey, Burry Port, SA16 0YU

- Detached, Traditional Property
- Four Bedrooms
- Cloakroom, En-suite Shower-room & Family Bathroom
- Spacious Inside & Out
- Garage & South-facing Rear Garden
- Ideal Family Home
- Total Plot Size Measures 0.15 Acres
- Ideal Family Home In Popular Coastal Village Location
- EPC RATING C. COUNCIL TAX BAND D.

Offers In The Region Of £289,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

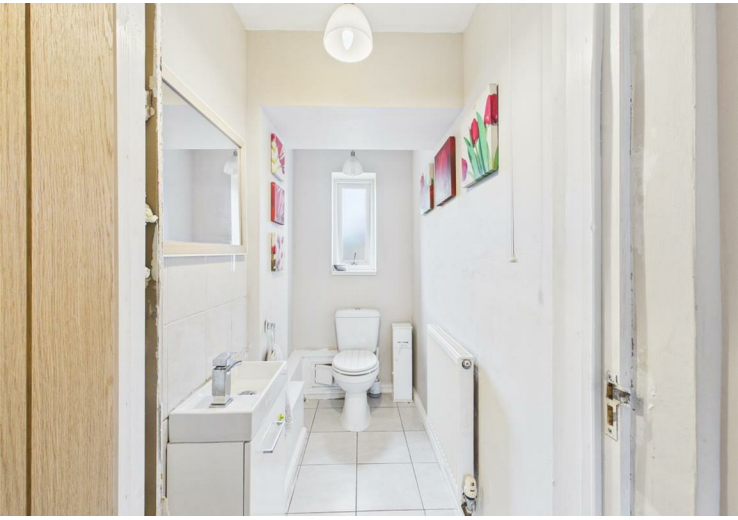


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The Agent that goes the Extra Mile

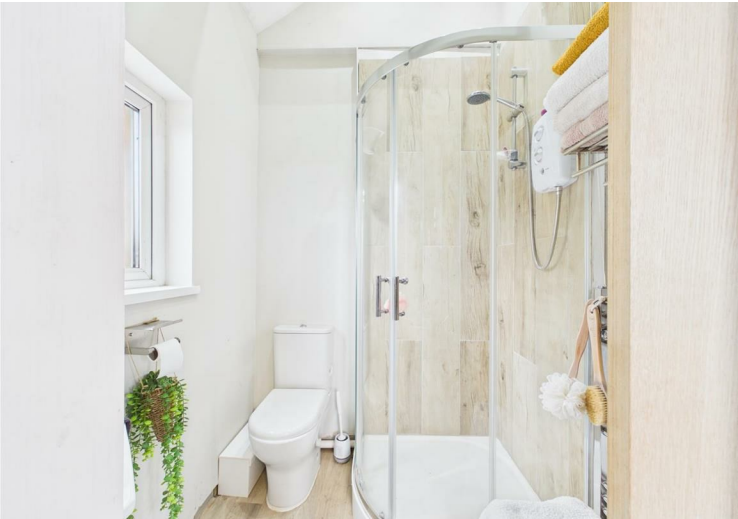




Located in the popular coastal village of Pembrey, close to the award winning Cefn Sidan Country Park, we have for sale this spacious double-fronted, detached property. Behind the door of number 76 Gwscwm Road that's when you see the property in all it's glory, with four bedrooms, cloakroom, en-suite shower room and spacious family bathroom along with a sprawling south-facing rear garden, what more could you want in a home. Call us today on 01554 759655 to arrange your viewing slot today. EPC RATING C. COUNCIL TAX BAND D.

Total plot size : 0.12 Acre. Accommodation comprises : Vestibule, spacious hallway, lounge with log-burner, cloakroom, utility cupboard, fitted kitchen with breakfast bar, dining room, roomy landing, family bathroom, four bedrooms - master with an en-suite shower room. Externally the property benefits from a garage to the side. The rear garden is spacious and south-facing set over three tiers and pedestrian access to the garage. Patio seating area with steps leading down to a second decorative gravelled seating area, gated access into the remainder of the garden which is laid to lawn and a small enclosed vegetable growing area.

Pembrey is a small coastal village 6 miles west of Llanelli and nestled between Burry Port and Kidwelly. The town offers an array of history dating back to the BC period but is now more famous for Pembrey Country Park- with its miles of sandy beach and the Pembrey Motor-circuit. The village has a local primary school and several amenities with bus routes.



..AGENTS VIEWING NOTES

FAMILY BATHROOM

VESTIBULE

BEDROOM 1

HALLWAY

EN-SUITE SHOWER ROOM

LOUNGE

BEDROOM 2

CLOAKROOM

BEDROOM 3

UTILITY CUPBOARD

LANDING

KITCHEN/BREAKFAST ROOM

OFFICE SPACE

DINING ROOM

BEDROOM 4

LANDING



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.