



## 6 Cwrt Gwscwm, Burry Port, Carmarthenshire SA16 0FG £475,000

Welcome to Cwrt Gwscwm, Burry Port, this splendid detached house offers an ideal family residence in a highly sought-after location. With two reception room and open plan kitchen/dining/family room, this property provides ample space for both relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family and guests alike, while the two bathrooms and cloakroom add convenience and comfort to daily living. Situated in a peaceful cul-de-sac, this home benefits from a tranquil environment, perfect for families seeking a safe and friendly neighbourhood. The property boasts generous parking facilities, accommodating up to five vehicles, which is a rare find in such a desirable area. Burry Port is known for its vibrant community and excellent amenities, and this residence is conveniently located close to the town centre, the picturesque harbour, and beautiful beaches. Whether you enjoy leisurely strolls along the coast or exploring local shops and cafes, everything you need is just a stone's throw away. This delightful home combines spacious living with a prime location, making it an excellent choice for those looking to settle in a welcoming community. Don't miss the opportunity to make this wonderful property your new family home. EPC: TBC, Tenure: Freehold, Council Tax Band: F.



### Entrance;

Via uPVC door into:

### Entrance Hallway;

Smooth and coved ceiling, spotlights, radiator, tiled floor, under stairs storage cupboard, stairs to first floor, doors into:

### Lounge: 18'2 x 10'6 approx (5.54m x 3.20m approx)

Smooth and coved ceiling, uPVC double glazed windows to front, two radiators, laminate flooring.

### Sitting Room; 11'4 x 10'11 approx (3.45m x 3.33m approx)

Smooth and coved ceiling, uPVC double glazed bay window to front, radiator, laminate flooring.

### Kitchen/Dining/Family Room: 29 x 10'3 approx (8.84m x 3.12m approx )

Smooth and coved ceiling, uPVC double glazed window to rear, uPVC door to rear, two radiators, tiled flooring. opening into family room.

Kitchen: Part tiled walls, range of wall and base units with complimentary work surface over, stainless steel sink unit with complimentary work surface over, integrated four ring gas hob, with integrated double oven and extractor fan over, integrated dish washer, space for American style fridge freezer.

### Family Room: 11'3 x 10'3 approx (3.43m x 3.12m approx )

Smooth and coved ceiling, uPVC double glazed windows to rear, uPVC double glazed patio doors to side, radiator, tiled flooring.

### Utility Room:

Smooth and coved ceiling, obscure uPVC double glazed windows to side part tiled walls, radiator, tiled flooring. Work surface with stainless steel sink unit drainer and mixer tap, space and plumbing for washing machine and tumble dryer. Pantry.

### CloakRoom:

Smooth and coved ceiling, radiator, tiled flooring. low level W.C pedestal wash hand basin.

### First Floor:

#### Landing;

Smooth and coved ceiling, spotlights, access to loft, uPVC double glazed windows to front, radiator.

### Bedroom One: 14'2 x 10'6 approx (4.32m x 3.20m approx )

Smooth and coved ceiling, uPVC double glazed window to front, radiator, laminate flooring, door into:

### En-Suite:

Smooth and coved ceiling, obscure uPVC double glazed window to side, tiled walls, radiator, linoleum flooring. low level W.C pedestal wash hand basin., shower cubicle.

### Bedroom Two: 11'4 x 9'1 approx (3.45m x 2.77m approx)

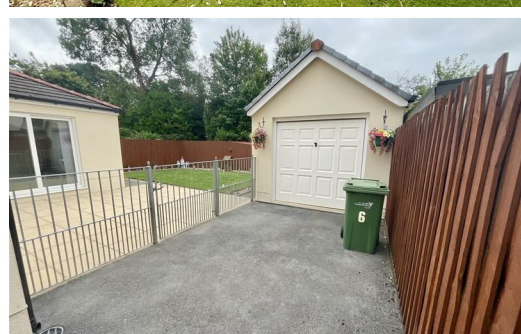
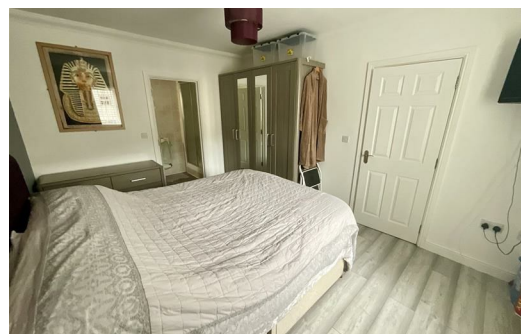
Smooth and coved ceiling, uPVC double glazed window to front, radiator,

### Bedroom Three: 11'4 x 10 approx (3.45m x 3.05m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, laminate flooring, built in wardrobes.

### Bedroom Four: 11'7 x 9'6 approx (3.53m x 2.90m approx )

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, laminate flooring, built in wardrobes.



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**Bathroom: 11'4 x 5'1 approx (3.45m x 1.55m approx )**

Smooth and coved ceiling, obscure uPVC double glazed window to side, tiled walls, radiator, linoleum flooring, low level W.C pedestal wash hand basin., shower cubicle corner bath.

**External:**

To the front of the property is parking for several vehicles with the drive leading to the detached garage, gates lead to the enclosed rear garden with a patio area and a lawned area bordered with decorative stone, side pedestrian access to the front.

**Garage:**

With electric and an up and over door.

**Tenure:**

We are advised that the property is Freehold

**Council Tax Band;**

We are advised that the property is Council Tax Band F

**Property Disclaimer**

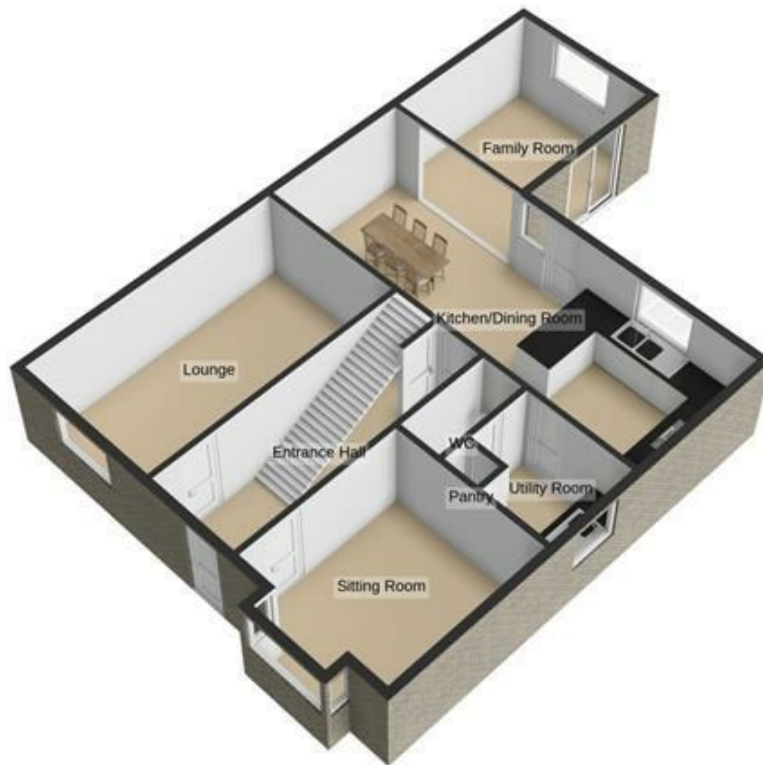
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



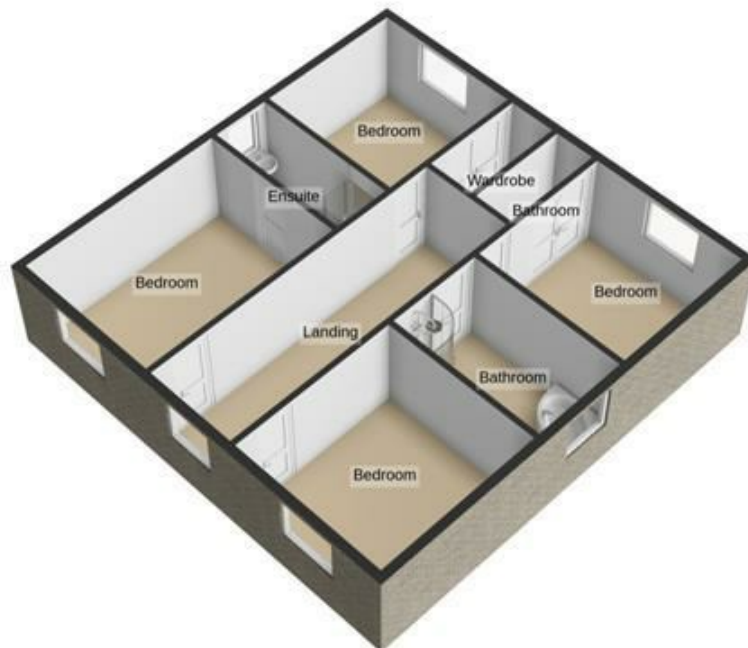
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                    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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

Ground Floor



1st Floor



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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