



23 Gwscwm Road, Burry Port, Carmarthenshire SA16 0BS
£167,500

Nestled in the charming coastal town of Burry Port, this delightful semi-detached house on Gwscwm Road presents an excellent opportunity for those seeking a new home by the sea. With no chain involved, the property is ready for immediate occupancy, making it an ideal choice for first-time buyers or families looking to settle in a vibrant community. The house boasts a spacious reception room. The three bedrooms provide ample space for relaxation and personalisation. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. Burry Port is renowned for its picturesque coastline and friendly atmosphere, the nearby harbour and beautiful beaches provide opportunities for outdoor activities, making it a wonderful place to enjoy a coastal lifestyle. This property is not just a house; it is a chance to embrace the charm of Burry Port and create lasting memories in a welcoming environment. With its appealing features and prime location. Do not miss the opportunity to make it your own. Energy Rating - D, Tenure - Freehold. Council Tax Band - B



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Smooth ceiling, herringbone tiled floor, half glazed interior door leading into:

Entrance Hallway

Smooth ceiling, stairs to first floor, herringbone tiled floor.

Lounge with Dining Area 21'9" x 11'1" approx (6.63 x 3.39 approx)

Smooth ceiling, recess alcoves, grey laminate floor, two radiators, uPVC double glazed window to front, white fire surround and marble effect hearth, uPVC double glazed window to rear, under stairs storage area.

Kitchen 10'2" x 8'11" approx (3.11 x 2.73 approx)

A recently fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, electric hob with extractor fan over, electric oven, single circular stainless steel sink with mixer tap, wall mounted boiler, uPVC double glazed window to side, radiator, space for fridge freezer, plumbing for washing machine, tiled floor.

Inner Porch

Smooth ceiling, storage cupboard, uPVC double glazed entrance door to rear garden.

Bathroom 9'1" x 5'4" approx (2.78 x 1.64 approx)

A three piece suite comprising of panelled bath with shower over, low level W.C., pedestal wash hand basin, radiator, uPVC double glazed window to rear, uPVC double glazed window to side.

First Floor

Landing

Smooth ceiling, access to loft space

Bedroom One 9'3" x 8'5" approx (2.82 x 2.59 approx)

Smooth ceiling, radiator, uPVC double glazed window to rear.

Bedroom Two 12'6" x 7'0" appro (3.82 x 2.15 appro)

Smooth ceiling, radiator, uPVC double glazed window to front.

Bedroom Three 10'0" x 6'11" approx (3.07 x 2.12 approx)

Smooth ceiling, radiator, uPVC double glazed window to front.

External

The front of the property benefits from a front forecourt with side pedestrian access to the rear garden. A good size rear garden

Tenure

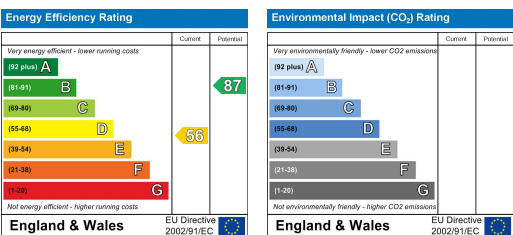
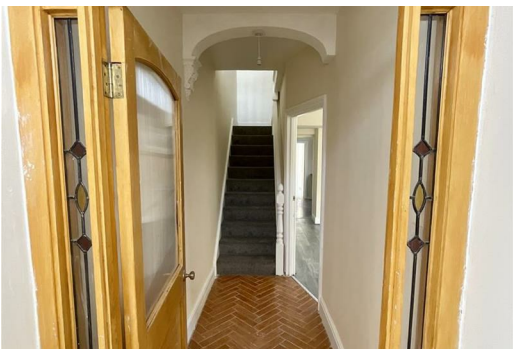
We are advised the tenure is Freehold

Council Tax Band

The council tax band is B

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



GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

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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