Willow Estates



## 3 Golwg-Y-Tywyn, Burry Port, Carmarthenshire SA16 0FY

## £450,000

Welcome to Golwg -Y - Tywyn in the coastal town of Burry Port, this impressive detached house offers a perfect blend of comfort and modern living. With four spacious double bedrooms, including two with En-suites this property is ideal for families or those who enjoy hosting guests. The house boasts two well-appointed reception rooms, providing ample space for relaxation and entertainment. One of the standout features of this property is the generous parking space, accommodating up to five vehicles, which is a rare find in such a desirable location. The coastal town of Burry Port is known for its picturesque scenery and vibrant community, making it an excellent choice for those seeking a tranquil yet engaging lifestyle. This home is not just a place to live; it is a sanctuary where you can create lasting memories. With its modern amenities and prime location, this property is a fantastic opportunity for anyone looking to settle in a popular coastal area. Don't miss the chance to make this beautiful house your new home. Energy Rating A, Council Tax Band - F, Tenure - Freehold.







## Ground Floor

### Entrance
Access via entrance door leading into:

### Entrance Hallway
A spacious hallway, coved and smooth ceiling, karenden floor, radiator, stairs to first floor, uPVC double glazed window to front, storage cupboard with hanging rail and shelf.

### Cloakroom
A white two piece suite comprising of pedestal wash hand basin, low level W.C., smooth ceiling, extractor fan, part tiled walls, karenden floor, radiator.

### Sitting Room 11'4 x 8'3 approx (3.45m x 2.51m approx)
Coved and smooth ceiling, karenden floor, radiator, uPVC double glazed window to front.

### Lounge 18'7 (into bay) x 11'7 approx (5.66m (into bay) x 3.53m approx)
Coved and smooth ceiling, duel fire set on slate hearth, grey laminate floor, radiator.

### Kitchen with Dining Area 31'5 x 17'6 approx (9.58m x 5.33m approx)

### Kitchen Area
A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, integrated microwave oven, integrated electric oven with warming draw, integrated fridge freezer, integrated dishwasher, electric five ring induction hob with extractor fan, one and half ceramic sink with mixer tap, uPVC double glazed window to rear, grey laminate floor, breakfast area, two radiators, uPVC double glazed French Doors to rear garden.

### Dining Area
Coved and smooth ceiling, radiator, grey laminate floor, uPVC double glazed French Doors to rear garden.

### Utility Room
Smooth ceiling, single stainless steel sink unit with complimentary worksurface over, plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled floor, radiator, uPVC double glazed entrance door to garden.

## First Floor

### Landing
Coved and smooth ceiling, smoke detector, radiator, storage cupboard with megaflow tank.

### Bedroom One 17'8 x 11'6 approx (5.38m x 3.51m approx)
Coved and smooth ceiling, two radiators, laminate wood floor, uPVC double glazed window to front, one built in triple wardrobe, one built in double wardrobe, door into:

### En-suite
A three piece suite comprising of shower in separate shower enclosure, low level W.C., wash hand basin, smooth ceiling, spotlights, part tiled walls, tiled floor, uPVC double glazed window to side, wall mounted towel heater.

### Bedroom Two 10'1 x 9'2 approx (3.07m x 2.79m approx)
Coved and smooth ceiling, radiator, built in double wardrobe, laminate floor, uPVC double glazed window to rear, door into:

### En-suite
A three piece suite comprising of pedestal wash hand basin, low level W.C., shower in separate shower enclosure, smooth ceiling, part tiled walls, uPVC double glazed window to rear.

### Bedroom Three 12'5 x 8'5 approx (3.78m x 2.57m approx)
Coved and smooth ceiling, double built in wardrobe, access to loft space via a pull down ladder (Three Storage Batteries stored in the loft space), laminate wood floor, radiator, uPVC double glazed window to rear.

### Bedroom Four 12'2 x 11'4 approx (3.71m x 3.45m approx)
Coved and smooth ceiling, laminate wood floor, radiator, double built in wardrobe, uPVC double glazed window to front.

### Shower Room 8'8 x 6'6 approx (2.64m x 1.98m approx)
A three piece suite comprising of double walk in shower enclosure, low level W.C., wash hand basin, smooth ceiling, spotlights, part tiled walls, tiled floor, wall mounted towel heater, extractor fan, uPVC double glazed window to rear.

### External
The front of the property is laid to lawn with triple driveway and Double Garage, side pedestrian access via a wooden gate leads to a good size rear enclosed garden. The rear enclosed garden benefits from a paved area, decked area, a further raised paved area with raised flower/vegetable beds, gravelled areas and a wooden seating area. Storage Shed.

### Double Garage 16'3 x 17'5 approx (4.95m x 5.31m approx)
One Garage Door is an up and over door and the other Garage Door is an electric up and over door. Electric Connected, opening into:

### Workshop 13'8 x 9'9 approx (4.17m x 2.97m approx)
Electric connected, sliding patio doors lead to the rear garden.

### Solar Panels
We are advised by the vendors that the solar panels are owned by No3

### Tenure
We are advised the tenure is Freehold

### Council Tax Band
We advised the Council Tax Band is 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

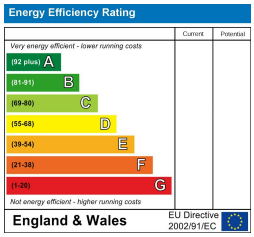


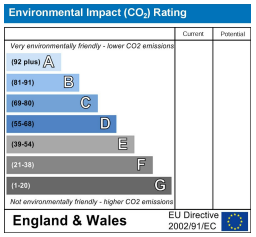












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