

**Floor -1 Building 1**

**Floor 1 Building 1**

**Floor 2 Building 1**

**Floor 1 Building 2**

**Floor 1 Building 3**

**Approximate total area<sup>(1)</sup>**  
1752.4 ft<sup>2</sup>  
162.8 m<sup>2</sup>

**Reduced headroom**  
475.03 ft<sup>2</sup>  
44.13 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

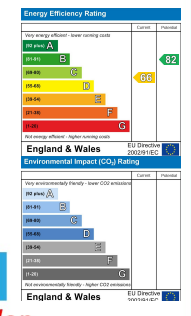


**57 Gwscwm Road, Burry Port, Carmarthenshire, SA16 0BS**

- Detached Traditional Dormer Bungalow
- Two Reception Rooms
- Spacious Outbuilding/Workshop
- Off-road Parking
- One to View
- Three Bedrooms
- Bedroom Four with En-suite Bathroom
- Elevated Garden with Views & Hot-tub
- No Onward Chain
- EPC RATING D. COUNCIL TAX BAND D.

**£315,000**

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



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'D'

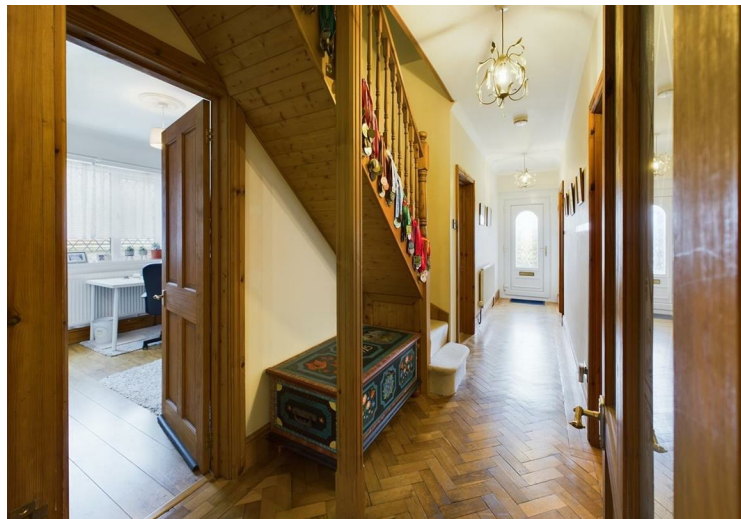
FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on AKF/SC/0624/draft

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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



Sitting elevated, pretty and proud with distant sea views from the rear garden we have for sale this three bedroom, traditional, detached dormer bungalow set in the pretty harbour town of Burry Port. Offering a bit of versatility if needed internally by swapping reception rooms and bedrooms around but still offering you the space a family needs incorporating a basement area for added storage and the most spacious garage which can be used as a gym, workshop or playroom. This property really is a gift that keeps on giving by including the well-placed hot-tub to relax and unwind in after a busy day. No forward chain and viewing is highly recommended, call today on 01554 759655 to get your slot booked in. EPC RATING D.

Accommodation comprises : Hallway, lounge with log-burner, sitting room, bedroom 3/office, kitchen/diner with pantry, shower room, utility room and loft bedroom 2 with an en-suite bathroom. Externally ample parking and a 20" garage. To the rear and enclosed upward sloping garden with lawn and then two decking areas along with a perfectly positioned hot-tub.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. Burry Port is well-known to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows sand dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. In recent years the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.



**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\*Traditionally built. Mains gas, water, electric, and sewerage are connected. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- limited voice and data with all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is a easement on file for "free right of running water and soil from the adjoining and neighbouring lands".

**HALLWAY**

**LOUNGE**

12'9" (max) x 11'1" (max) (3.89 (max) x 3.39 (max) )

**BEDROOM 1**

12'10" (max) x 11'0" (max) (3.92 (max) x 3.37 (max))

**BEDROOM 2/SITTING ROOM**

12'8" (max) x 11'0" (max) (3.88 (max) x 3.37 (max))

**BEDROOM 3 /OFFICE**

10'8" (max) x 8'11" (max) (3.27 (max) x 2.74 (max))

**INNER HALLWAY**

**STORAGE CUPBOARD**

2'11" x 2'9" (0.89 x 0.86)

**KITCHEN/DINER**

20'9" (max) x 7'8" (max) (6.35 (max) x 2.36 (max) )

**PANTRY**

4'5" (max) x 2'9" (max) (1.37 (max) x 0.86 (max))

**SHOWER ROOM**

7'0" x 5'2" (2.15 x 1.59)

**UTILITY ROOM**

7'11" x 4'3" (2.43 x 1.31)

**BEDROOM 4 WITH EN-SUITE BATHROOM**

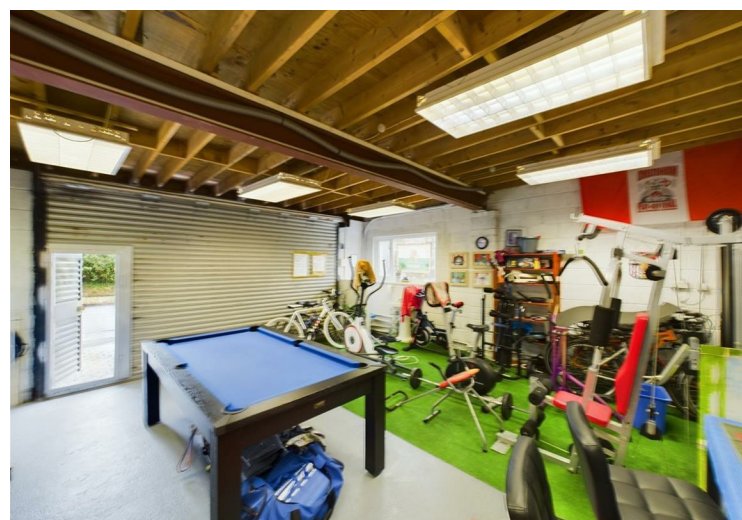
18'1" (max) 14'11" (max) (5.52 (max) 4.57 (max))

**BASEMENT**

13'0" (max) x 6'9" (max) (3.98 (max) x 2.07 (max))

**SPACIOUS GARAGE/WORKSHOP/OUTBUILDING**

20'0" x 19'11" (6.10 x 6.08)



**DIRECTIONS**

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow until you pass CK's supermarket on your right and the property is situated on your right, number 57.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.