



27d Gwscwm Road, Burry Port, SA16 0BS

£380,000



Davies Craddock Estates are pleased to present this unique, detached family home, ideally situated on the highly sought-after Gwscwm Road in the coastal town of Burry Port.

Set over three levels, this versatile property blends unique split-level charm with excellent functionality, making it perfect for growing families or those seeking a dedicated workspace. The ground floor opens with a practical entrance porch and hallway featuring a convenient cloakroom, leading into a spacious living room and a bright conservatory that overlooks the grounds. Steps lead up from the well-appointed kitchen/diner to a formal raised dining room, creating a seamless flow for entertaining, while a separate home office provides a quiet retreat for remote work. The top floor hosts a family bathroom and three bedrooms, including a generous master bedroom complete with its own private en-suite shower room.

Externally, the property benefits from a private driveway leading to a detached garage, while the impressive, beautifully landscaped tiered rear garden stands as a private nature haven, surrounded by mature trees, vibrant shrubs, a garden pond, and a handy storage shed.

Perfectly positioned to enjoy the best of coastal living, this home is just a short distance from Burry Port's famous picturesque harbor, sandy beaches, local primary schools, and Ysgol Glan-y-Môr. The vibrant town center offers an array of local shops, traditional pubs, and cafes, while excellent transport links—including the local Pembrey & Burry Port train station and local bus routes—provide effortless commuting into Llanelli, Carmarthen, and beyond.

Early viewing is essential to see what this property has to offer.





Entrance Porch

Tiled flooring, sliding door into

Hallway

Radiator, carpet flooring, steps up to floor.

Cloakroom

Fitted with WC, hand wash basin, radiator, wooden tiled flooring.

Living Room

18'11" x 17'2" approx. (5.79 x 5.25 approx.)

Two radiators, sliding door to rear.



Conservatory

14'7" x 8'7" approx. (4.46 x 2.62 approx.)

Tiled flooring, external door to rear.

Kitchen / Diner

11'3" x 18'10" approx. (3.44 x 5.76 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, Neff oven and ceramic hob with extractor hood over, space for fridge/freezer and washing machine. Wall mounted boiler (VAILLANT) Tiled splash backs, tiled flooring, radiator, window to rear, external door to side, steps up to ;

Dining Room

9'11" x 13'11" approx. (3.03 x 4.25 approx.)

Window yo side, radiator, carpeted flooring.

Office/Study

10'9" x 8'9" approx. (3.29 x 2.69 approx.)

Window to side, radiator, carpeted flooring.

Landing

Radiator, airing cupboard

Master Bedroom

11'6" x 14'0" approx. (3.51 x 4.28 approx.)

Window to rear, radiator, fitted wardrobes with mirrored sliding doors.

En-Suite

9'11" x 4'5" approx. (3.03 x 1.35 approx.)

Fitted with WC, hand wash basin, double shower cubicle, heated towel rail, tiled walls and flooring, window to side.

Bedroom Two

12'0" x 11'6" approx. (3.66 x 3.51 approx.)

Window to side, radiator.



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	

These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

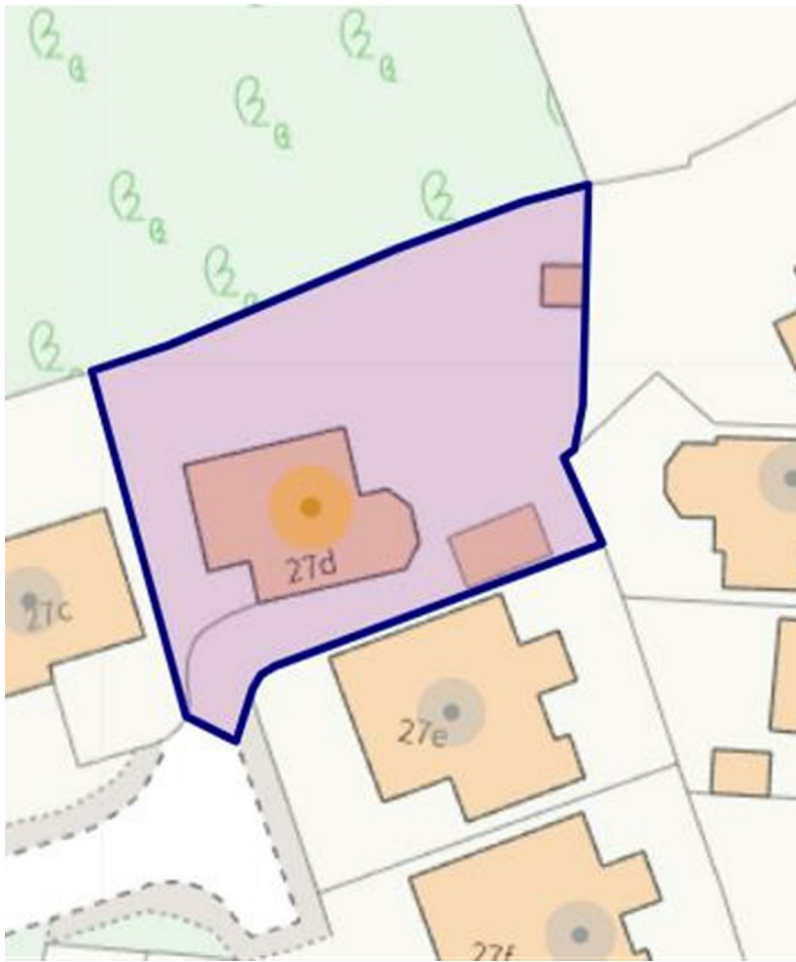
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



Average Broadband Speed

Estimated

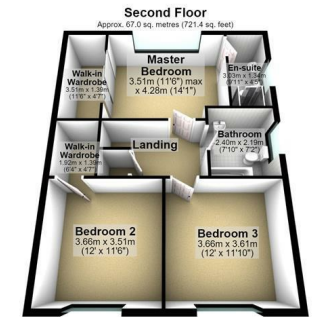
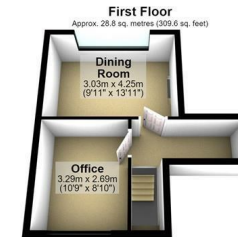
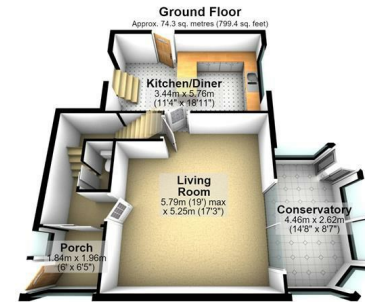
STANDARD	SUPERFAST	ULTRAFAST
15 mb/s	53 mb/s	1800 mb/s

Mobile Coverage

Based on indoor network strength

- Detached Property
- Three bedrooms
- Two Reception Rooms & Conservatory
- Driveway & Garage
- Council Tax - F (provided by local authority, subject to change)

- Mains Gas, Electric, Water & Drainage
- EPC - TBC
- Freehold
- No Chain
- Solar Panels - Owned



Total area: approx. 170.1 sq. metres (1830.4 sq. feet)

We'd love to hear what you think!

**LEAVE US
A REVIEW**



SCAN ME
Google
Reviews ★★★★★