



15 Gwscwm Park, Burry Port, SA16 0DX

£225,000

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Davies Craddock Estates are pleased to present for sale this three bedroom semi-detached property in the sought after location of Gwscwm Park in Burry Port.

Set within very close proximity to Burry Port Harbour, the Millennium Coastal Path, and local Schools and other associated amenities.

The property offers a cloakroom, two reception rooms, kitchen, utility and conservatory to the ground floor and Three Bedrooms and Family Bathroom to the first floor. Externally, to the front is a drive way leading to a garage. To the rear an enclosed garden with side access with patio and lawn area with decking. An Ideal family home.

Early viewing is essential to fully appreciate what this property has to offer.

Further comprising of;

Entrance

Door into:

Hallway

laminated flooring, radiator, window to front, stairs to first floor.

Cloakroom

2'3" x 6'9" approx. (0.70 x 2.07 approx.)

Fitted with W/C, hand wash basin with cabinet, heated towel rack, tiled flooring, window to side.

Living Room

11'6" x 18'3" approx. (3.51m x 5.56m

approx.)

Laminated flooring, window to front, two radiators, double sliding doors leading to garden.

Dining Room

9'4" x 9'0" approx. (2.87 x 2.75 approx.)

Laminated flooring, window to front, radiator.

Kitchen

8'11" x 12'6" approx. (max) (2.72 x 3.82

approx. (max))

Fitted with wall & base units with worktop over, oven and hob with extractor hood over, sink and drainer with mixer tap, space for fridge, storage cupboard, laminated flooring, window to rear, door to conservatory, door to utility.

Utility

6'10" x 4'1" approx. (2.09 x 1.25 approx.)

Space for washing machine and dishwasher, Door to garage, door to garden.





Conservatory

12'3" x 8'0" approx. (3.75 x 2.44 approx.)
laminate flooring, leading to garden.

Landing

Window to rear, loft access, airing cupboard housing boiler

Bedroom One

11'9" x 13'4" approx. (max) (3.59 x 4.07 approx. (max))

Laminate flooring, radiator, window to front.

Bedroom Two

11'10" x 11'1" pprox (max) (3.63 x 3.38 approx. (max))

Radiator, window to front.

Bedroom Three

8'5" x 8'2" approx. (2.58 x 2.50 approx.)
Laminate flooring, radiator, window to rear.

Bathroom

6'4" x 7'10" approx. (max) (1.94 x 2.41 approx. (max))

Fitted with W/C, hand wash basin, panelled bath with shower over, mirror cabinet, respatex style walls, laminate flooring, window to rear.

External

To the front - Driveway leading to garage.
To the rear - enclosed garden with side access. Patio and lawn area and raised decking.

Garage

16'9" x 8'1" approx. (5.12 x 2.48 approx.)
Up and Over Door.

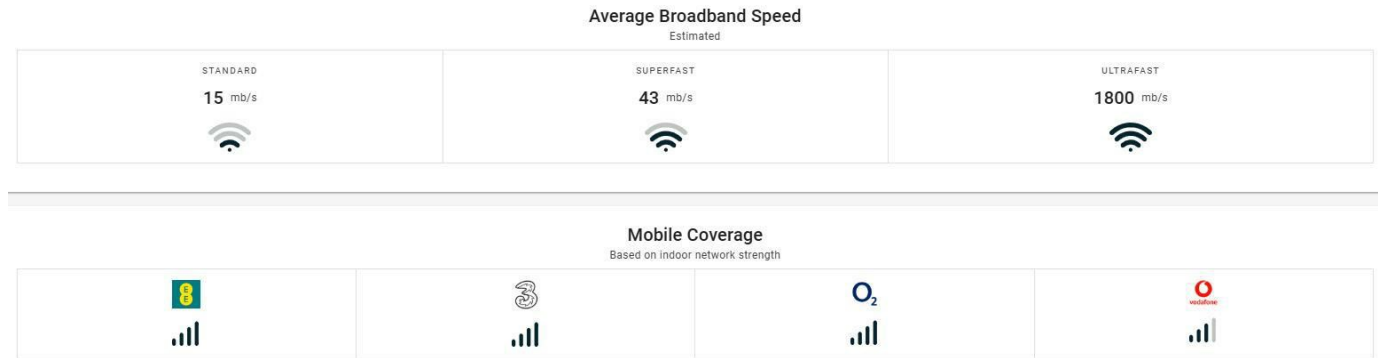


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- Enclosed Garden
- Driveway & Garage
- Mains Gas, Electric, Water & Drainage
- EPC - E (approx 87m2/936ft2)
- Approx 87 m2
- Council Tax - C (March 25)
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.