

Floor 1



Floor 2



Floor 3

Approximate total area(1)

1852 ft²

172 m²

Reduced headroom

147 ft²

13.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

WHAT3WORDS///seeing.from.when

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on AJS/SC/0326/OK

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

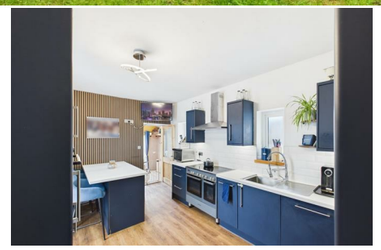
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



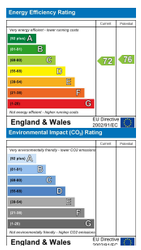






76 Gwscwm Road, Pembrey, Burry Port, SA16 0YU

- **Detached, Traditional Property**
- **Cloakroom, En-suite Shower-room & Family Bathroom**
- **Garage & South-facing Rear Garden**
- **Total Plot Size Measures 0.15 Acres**
- **EPC RATING C. COUNCIL TAX BAND D.**
- **Four Bedrooms**
- **Spacious Inside & Out**
- **Ideal Family Home**
- **Ideal Family Home In Popular Coastal Village Location**



Offers In The Region Of £279,950

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

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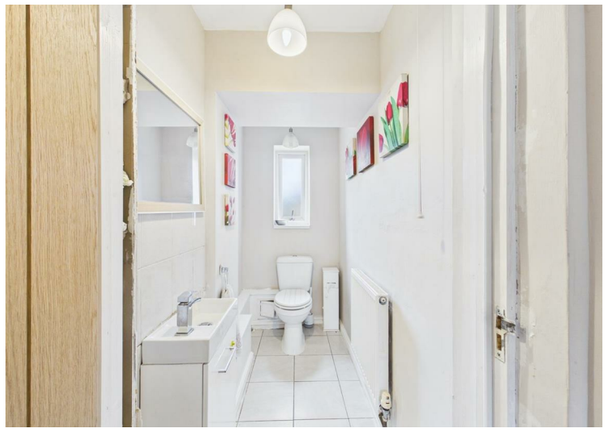
The Agent that goes the Extra Mile













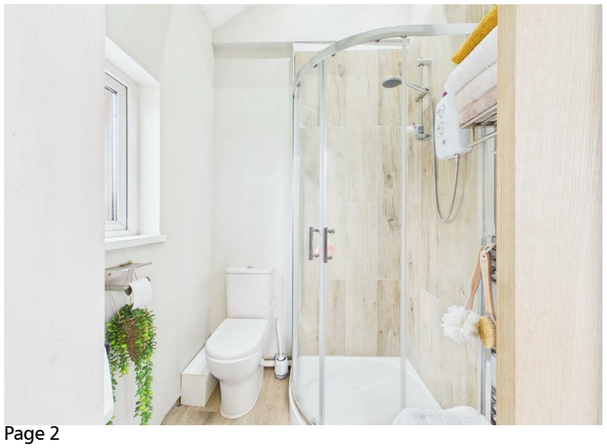
Located in the popular coastal village of Pembrey, close to the award winning Cefn Sidan Country Park, we have for sale this spacious double-fronted, detached property. Behind the door of number 76 Gwscwm Road that's when you see the property in all it's glory, with four bedrooms, cloakroom, en-suite shower room and spacious family bathroom along with a sprawling south-facing rear garden, what more could you want in a home. Call us today on 01554 759655 to arrange your viewing slot today. EPC RATING C. COUNCIL TAX BAND D.

Total plot size : 0.12 Acre. Accommodation comprises : Vestibule, spacious hallway, lounge with log-burner, cloakroom, utility cupboard, fitted kitchen with breakfast bar, dining room, roomy landing, family bathroom, four bedrooms - master with an en-suite shower room. Externally the property benefits from a garage to the side. The rear garden is spacious and south-facing set over three tiers and pedestrian access to the garage. Patio seating area with steps leading down to a second decorative gravelled seating area, gated access into the remainder of the garden which is laid to lawn and a small enclosed vegetable growing area.

Pembrey is a small coastal village 6 miles west of Llanelli and nestled between Burry Port and Kidwelly. The town offers an array of history dating back to the BC period but is now more famous for Pembrey Country Park- with its miles of sandy beach and the Pembrey Motor-circuit. The village has a local primary school and several amenities with bus routes.









..AGENTS VIEWING NOTES

VESTIBULE

HALLWAY

LOUNGE

CLOAKROOM

UTILITY CUPBOARD

KITCHEN/BREAKFAST ROOM

DINING ROOM

LANDING

FAMILY BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

LANDING

OFFICE SPACE

BEDROOM 4



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.