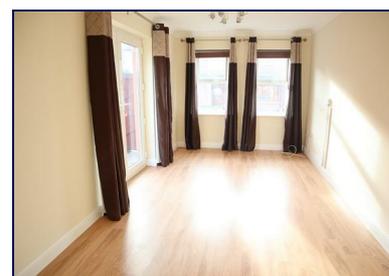


2 Cwrt Gwscwm, Burry Port, Carmarthenshire, SA16 0FG



Offers in the region of £324,995



Substantial detached house in a small cul-de-sac in the harbour town of Burry Port, local shops, local walks to the beach, primary, secondary schools and the access to the coastline, which makes this location one of our best. The property is set over three floors, commands a corner plot, and has a double width driveway to front for ease of parking. Living space benefits from three reception rooms, spacious kitchen facing the rear garden, four bedrooms and two bathrooms on the first floor with the top floor retained as the master suite. The size is surprising on this five bedroom house and offers numerous living space options.
THIS PROPERTY IS AVAILABLE FOR VIEWING.

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RICS



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PROTECTED

Entrance Hall

Stairs to first floor, underfloor heating.

Downstairs W.C.

Two piece suite comprising of wall mounted wash hand basin, W.C., underfloor heating, extractor fan.

Living Room

17'5 x 11'6 (5.31m x 3.51m)

Twin windows facing front, underfloor heating.



Sitting Room

17'11 x 8'11 (5.46m x 2.72m)

Twin windows facing front.



Kitchen

15'3 x 11'6 (4.65m x 3.51m)

Extensive range of base and wall units, worktop housing sink, part tiled walls, tiled floor, space for cooker, extractor hood, integrated fridge freezer, integrated dishwasher, underfloor heating, window rear, French doors facing rear aspect, cupboard housing boiler.



Utility

Range of base and wall units, worktop housing sink, underfloor heating, space for washing machine, space for tumble dryer, part tiled walls, window facing rear.



Dining Room

12'2 x 12'2 (3.71m x 3.71m)

French doors to rear garden, underfloor heating.



First Floor

Landing

Window facing front aspect, stairs to master suite.



Bedroom 2

21'0 x 9'0 (6.40m x 2.74m)

Window facing front, radiator.

Bedroom 3

11'9 x 10'2 (3.58m x 3.10m)

Window facing rear, radiator.

Bedroom 4

11'7 x 9'4 (3.53m x 2.84m)

Window facing rear, radiator.

Main Bathroom

7'3 x 6'4 (2.21m x 1.93m)

Comprises of three piece suite, bath, wash hand basin, W.C., part tiled walls, tiled floor, heated towel rail, window facing side, spotlights to ceiling.



Bedroom 5

15'5 x 11'6 (4.70m x 3.51m)

Velux window facing front, radiator.

En-Suite

Three piece suite, shower, wash hand basin, W.C.

Top Floor

Landing

Bedroom 1 Master

18'4 x 16'3 (5.59m x 4.95m)

Velux window facing rear, radiator, additional window to side.



En-Suite

Velux window facing rear, three piece suite comprising of shower cubicle, wash hand basin, W.C., heated towel rail, tiled floor, spotlights to ceiling.



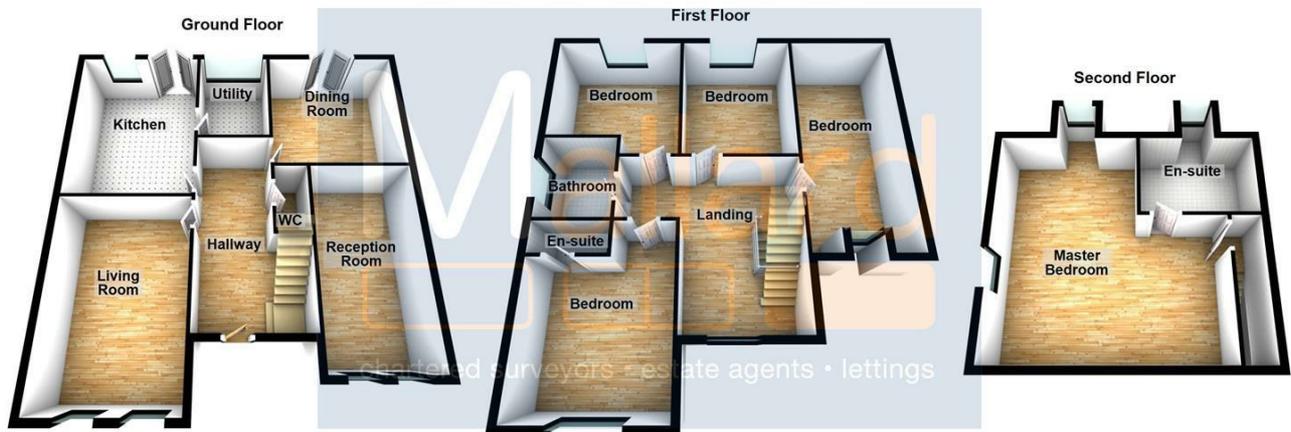
Externally

Tarmac driveway to front, gravelled front garden, side access gate to rear. Rear garden is fenced and enclosed, with an expanse of patio seating area and grassed area.



Services

We are advised all services are mains.



For Illustration Purposes Only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	77	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	76	82

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.