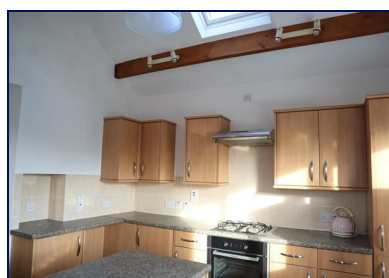


# 76 Gwscwm Road, Pembrey, Burry Port, Carmarthenshire, SA16 0YU



**Offers in the region of £175,000**



Detached four bedroom house in the ever popular Pembrey area of Carmarthenshire Coastline, the property has a garage to side accessing the rear expanse of garden largely south facing. The accommodation to the ground floor offers living room (formerly two rooms), good size hall, downstairs W.C., dining room and the kitchen featuring a vaulted ceiling. The first floor benefits from four bedrooms, the bathroom and a dressing room/closet. You would need to consider updating the electrics, and the owner has instructed a damp report to be undertaken. There is no onward buying chain. The property would make a good family home and you can landscape the garden to your design.  
**THIS PROPERTY IS AVAILABLE FOR VIEWING.**

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## Porch

Tiled floor, part etched glass door into hallway.

## Entrance Hall

Window facing front, stairs to first floor, coving, carpet, two radiators.



## Living Room

22'7 x 12'2 (6.88m x 3.71m)

Window facing front and rear, two radiators, tiled fireplace, picture rail, alcove



## Downstairs W.C.

7'2 x 3'3 (2.18m x 0.99m)

Window facing rear, W.C. radiator, wall mounted wash hand basin.



## Dining Room

16'3 x 10'5 (4.95m x 3.18m)

Window to side and door to side, radiator, understair cupboard.

## Kitchen

12'6(11'1) x 10'8 (3.81m(3.38m) x 3.25m)

Beamed vaulted ceiling with spotlights and velux window, window facing rear over garden, island unit, range of base and wall units, worktop housing sink, space for washing machine, fridge freezer, integrated oven and four ring gas hob, extractor fan above, part tiled walls, tiled floor, radiator, twin windows to side, two steps down from the dining room.

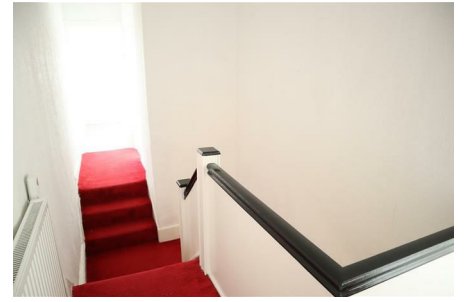


## First Floor



## Split Landing

Loft access, radiator.



## Bedroom 1

10'1 x 9'9 (3.07m x 2.97m)

Window facing rear, radiator.

## Store/Dressing Room

7'2 x 3'9 (2.18m x 1.14m)

Sash window, wall hooks, radiator, window facing rear.



## Bedroom 2

12'2 x 9'9 (3.71m x 2.97m)

Window facing front, radiator, picture rail.

## Bedroom 3

10'2 x 9'1 (3.10m x 2.77m)

Window facing front, radiator, picture rail.

## Bedroom 4

10'6 x 9'4(5'10) (3.20m x 2.84m(1.78m))

Windows to side and rear, radiator.

## Bathroom

7'5 x 6'6 (2.26m x 1.98m)

Window facing side, three piece suite, bath with hand held shower, wash hand basin, W.C., airing cupboard housing boiler, window facing side.



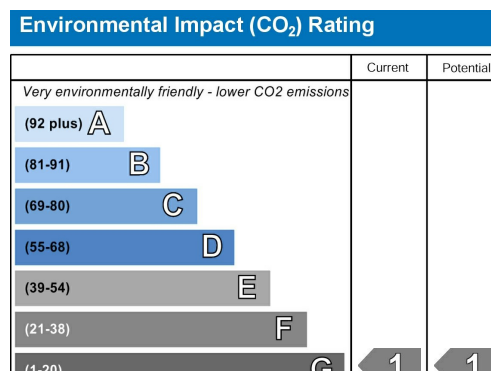
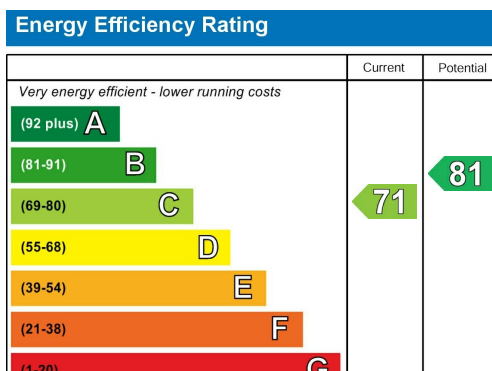
## Externally

Side garage in need of repair, or remove and make into parking bay, rear raised patio terrace, remainder of garden is overgrown and hedged boundaries.



## Services

We are advised all services are mains.



**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.