



GENERAL INFORMATION

*****A full ownership opportunity is available on this property; please contact our office for more information and to discuss the options available.*****

Sitting proudly in the charming area of Maes Gwdig, Burry Port, this immaculate detached residence offers a perfect blend of modern living and stunning coastal views. As you step into the property, you are welcomed by a spacious entrance hall that leads to a well-appointed cloakroom. The heart of the home is the stylish kitchen and dining room, ideal for family gatherings and entertaining guests. The double aspect lounge provides a bright and airy space to relax, with views that enhance the inviting atmosphere.

This delightful home boasts three bedrooms, with the principal bedroom featuring en-suite facilities for added convenience. A family bathroom serves the remaining bedrooms, ensuring comfort for all.

Externally, the property is equally impressive. A driveway accommodates 2 to 3 vehicles, providing ample parking. The rear garden is a true oasis, enclosed for privacy and featuring a well-maintained lawn area. A side decked area adorned with flower and shrub borders adds to the charm, while a further raised decked area offers breath-taking views over the harbour town and the coastline beyond.

This residence is in immaculate condition, making it a rare find in such a desirable location. Viewing is essential to fully appreciate the quality of this home and the stunning surroundings it offers. Don't miss the opportunity to make this beautiful property your own.

FULL DESCRIPTION

Entrance hallway

Cloakroom
6'10" x 4'10" (2.10 x 1.49)

Kitchen/dining room
17'1" x 10'0" (5.22 x 3.06)

Lounge
17'1" x 12'2" (5.22 x 3.72)

First floor

Landing

Bedroom 1
17'1" x 9'2" (5.22 x 2.81)

En-suite
5'10" x 5'0" (1.80 x 1.54)



Bedroom 2
10'2" x 10'0" (3.11 x 3.06)

Bedroom 3
10'0" x 6'10" (3.06 x 2.10)

Bathroom
6'9" x 5'10" (2.08 x 1.80)

External

Front area with steps to front door

Rear garden, decked and lawned areas

Driveway Parking

Council Tax band = D

EPC = B

Tenure- freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

N.B

This property was originally purchased on a part ownership basis, any new owner has the option to purchase the whole of the property on a freehold basis or on the part ownership basis.
Service Charge £150 per year.

