

10 Golwg Y Tywyn, Burry Port SA16 0FY

**Offers In Excess of £275,000 Freehold**

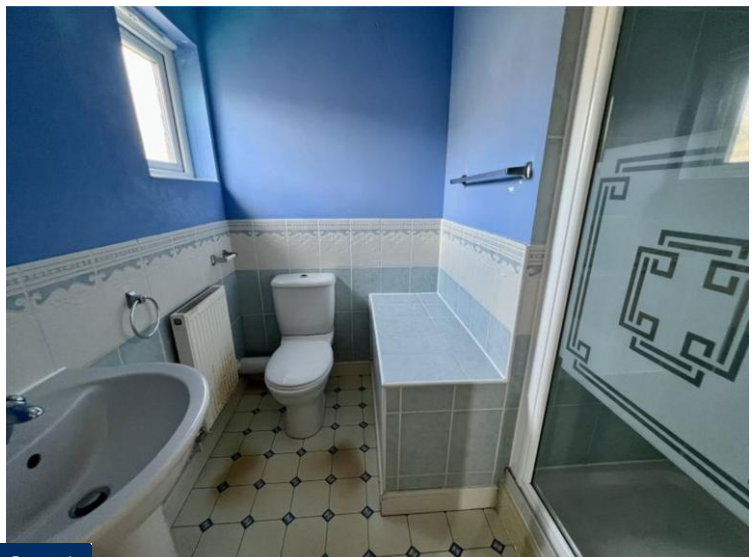
**FOR SALE | AR WERTH**



## Description

Swift Property Services are pleased to offer this four bedroom detached property situated in the exclusive cul de sac of Golwg Y Tywyn, Burry Port. Good links to the towns of Llanelli (approximately 5 miles) and the county town Carmarthen (approximately fourteen miles) as well as being situated close to the beach and the popular Pembrey country park (approximately three miles). The local train station is within one mile of the property. The property is in need of refurbishment. Brief specification comprised of entrance hall, 2 reception rooms, open plan diner / fitted kitchen, utility room and cloakroom with wc on the ground floor. The first floor comprises of four bedrooms, bathroom and en suite shower room with wc. Externally there is off road parking, enclosed rear garden and garage. Gas central heating. Council tax band "D". EPC C / 75. Freehold. Chain free. Please see our virtual tour to fully appreciate all that this fantastic property has to offer. Offers in excess of £275,000. To arrange a viewing, please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk).





## Rooms & Descriptions

Location: Good links to the towns of Llanelli (approximately 5 miles) and the county town Carmarthen (approximately fourteen miles) as well as being situated close to the beach and the popular Pembrey country park (approximately three miles). The local train station is within one mile of the property.

### Ground Floor:

Entrance Hall: *1.91m ( 6'4") x 4.72m ( 15'6")* Wooden external door opening to the entrance hall. Internal doors to kitchen and living room. Wooden laminate flooring. Stairs to first floor landing. Radiator. Mains powered smoke detector.

Living Room: *3.31m ( 10'11") x 5.06m ( 16'8")* Door to hall. Opening to dining room. uPVC double glazed window to fore. Gas fire with hearth and surround. Wood effect flooring. Two radiators. Coved ceilings.

Dining Room: *2.70m ( 8'11") x 3.12m ( 10'3")* Opening to living room. Internal door to kitchen. uPVC double glazed patio doors to garden. Wood effect flooring. Radiator.

Kitchen: *3.40m ( 11'2") x 3.08m ( 10'2")* Doors to hall, dining room and utility. Range of base and wall units. Integrated gas hob/electric oven. uPVC double glazed window to rear elevation. Plumbing for washing machine. Stainless 1.5 sink and drainer. Extractor hood. Radiator. Tile effect flooring.

Utility Room: *1.63m ( 5'5") x 1.71m ( 5'8")* Wooden door to garden. Doors to WC and kitchen. Radiator. Worktop with sink and drainer. Plumbing for washing machine.

WC / Cloakroom: *1.20m ( 4'0") x 1.62m ( 5'4")* Door to utility. Opaque double glazed window to side elevation. Coupled wc with push button flush. Pedestal hand wash basin with mixer tap. Radiator

### First Floor:

Landing: Doors to bathroom, airing cupboard and bedrooms 1, 2, 3 & 4. Smoke detector. Access to loft space. Carpeted floor.

Bedroom 1: *3.43m ( 11'4") x 4.79m ( 15'9")* Doors to en suite & landing. Built in wardrobe and storage cupboard. Radiator. uPVC double glazed window to fore. Carpeted floor.

En Suite: *1.81m ( 6'0") x 1.56m ( 5'2")* Door to master bedroom. Frosted uPVC double glazed window to fore. Three piece suite comprised of walk in shower, Coupled WC

with push button flush and pedestal wash basin with mixer tap. Radiator. Tiled floor.

Bedroom 2: *2.49m ( 8'3") x 4.36m ( 14'4")* Door to landing. uPVC double glazed window to the fore. Radiator. Carpeted floor. Built in wardrobe.

Bedroom 3: *3.49m ( 11'6") x 2.29m ( 7'7")* Door to landing. uPVC double glazed window to rear elevation. Radiator.

Bedroom 4: *2.53m ( 8'4") x 3.33m ( 11'0")* Door to landing. uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Carpeted floor.

Bathroom: *1.78m ( 5'11") x 2.29m ( 7'7")* Door to landing. Three piece bath suite comprised of bath with electric shower over, uPVC double glazed window to rear elevation, sink with wash basin / mixer tap and coupled WC with push button flush. Extractor. Tiled floor. Shaver point.

Externally : Garage. Enclosed rear lawned garden with a south easterly aspect. Off road parking to the fore.

Tenure: Freehold.

Council Tax / Local Authority: Band D. Carmarthenshire County Council.

EPC: C 75

Construction: Cavity Wall

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) for any enquiries or viewing requests.

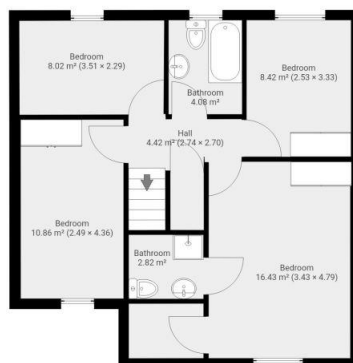
Further Details / Sprift: <https://portal.sprift.com/property-report/10-golwg-y-tywyn-burry-port-sa16-0fy/4508558>

Virtual Tour Available:

## Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## Property Features

- 2 Reception
- 4 Bedroom
- Chain Free
- Close to local amenities
- Off road parking
- Ideal Family Property
- Refurbishment Project
- Detached
- Garden
- Garage

## EPC Certificate

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A			(92- A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983