

Maes Gwdig, Burry Port, Carmarthenshire

Offers in the region of: £220,000

John Francis










JASPER
ANCHORAGE



John Francis are delighted to offer for sale this beautifully presented two-bedroom semi-detached property, situated in the sought-after Maes Gwdig development in Burry Port. Benefiting from off-road parking, sea views and built in 2021, this attractive home is ideal for first-time buyers, downsizers or investors alike.

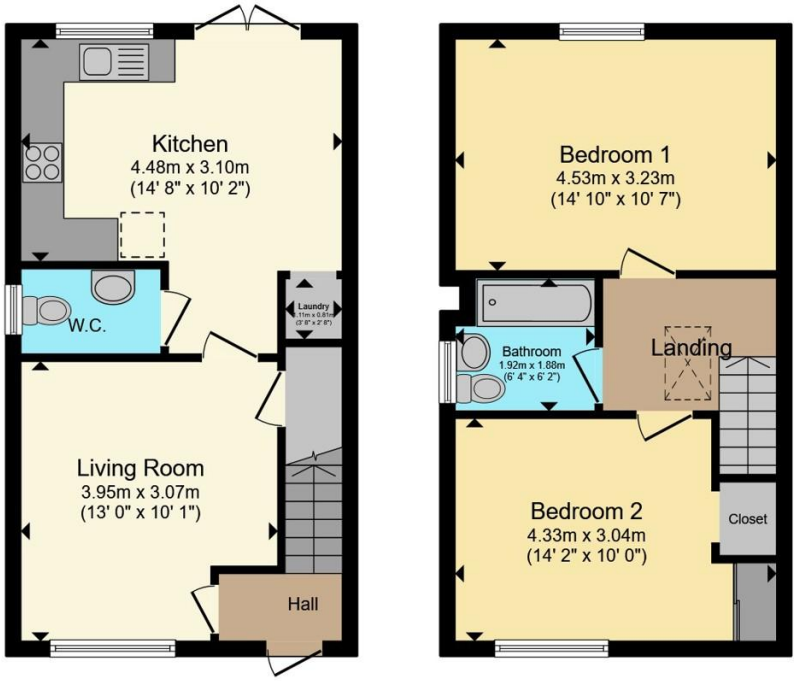
An inviting entrance hall provides access to the living room, cloakroom/WC and the modern kitchen/dining room, creating a practical and welcoming layout for everyday living. To the first floor are two well-proportioned double bedrooms, one of which benefits from built-in storage, together with a contemporary family bathroom.

Externally, the property offers a driveway to the side providing off-road parking. To the rear is an enclosed garden featuring an attractive patio area, perfect for outdoor dining and entertaining, along with a sloping lawn that enjoys pleasant views towards the coast.

Burry Port town centre, the Millennium Coastal Park, marina, lighthouse and beautiful beach are all within walking distance. Llanelli town centre is just a short drive away, offering a wider range of amenities, retail parks and excellent road links to the M4, providing easy access to Swansea and Carmarthen.







Ground Floor **First Floor**

Total floor area 75.0 m² (807 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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