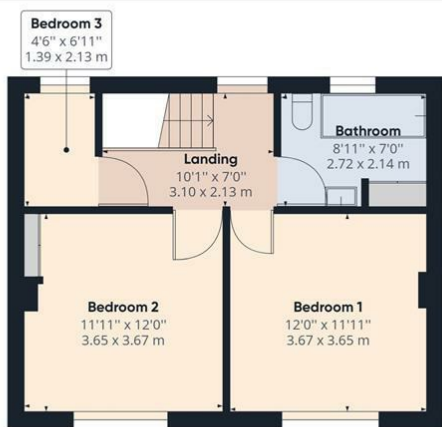


Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
890.09 ft<sup>2</sup>  
82.69 m<sup>2</sup>

Reduced headroom  
15.18 ft<sup>2</sup>  
1.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

TAKE ON AKF/SC/10/23/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



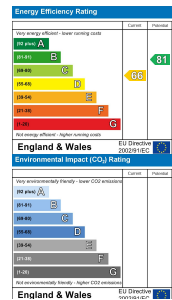
## 83 Colby Road, Burry Port, Carmarthenshire, SA16 0RL

- Detached Traditional Property
- Three Bedrooms
- Coastal & Park Views From the Front
- Popular Coastal Town Location
- EPC RATING D
- Two Reception Rooms
- Modern & Well-presented Throughout
- Larger-than-average Elevated Garden
- Viewing Is A Must!

**£185,000**



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**The Agent that goes the Extra Mile**







Wanting a home with a view? Sitting proud and elevated on Colby Road with an outstanding view of the local park and the beautiful coastline, we here at West Wales Properties are pleased to show off to you lucky buyers this traditional, detached property. Boasting two reception rooms and three bedrooms, the current vendors have updated the property but kept the character and charm blended with modern finishings; call today on 01554 759655, EPC RATING D.

Accommodation comprises a hallway, lounge, sitting/dining room, kitchen, landing, bathroom, and three bedrooms to the rear, open-aspect frontage with commanding views mainly laid to lawn and mature shrubbery. To the end, there is an enclosed patio area and two brick outbuildings. Gated access leads to the remainder of the garden, laid to the lawn and on an upward incline with an outstanding panoramic view of the fantastic coastline.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. Burry Port is well-known because Amelia Earhart landed as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. The harbour has recently been redeveloped and offers a view of the stunning Gower Coastline opposite.



### HALLWAY

### LOUNGE

11'10" x 11'10" (max) (3.62 x 3.63 (max))

### DINING/SITTING ROOM

12'0" x 11'10" (max) (3.68 x 3.63 (max))

### KITCHEN

12'0" x 6'10" (3.66 x 2.10 )

### FIRST FLOOR-LANDING

### BATHROOM

8'11" x 7'0" (2.72 x 2.14 )

### BEDROOM 1

12'0" x 11'11" (max) (3.67 x 3.65 (max))

### BEDROOM 2

11'11" x 12'0" (max) (3.65 x 3.67 (max))

### BEDROOM 3

4'6" x 6'11" (1.39 x 2.13 )



### DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station, the property is situated on your right just before the speed camera, number 83.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.