



75 Colby Road, Burry Port, Carmarthenshire SA16 0RL £129,995

Welcome to Colby Road in the charming coastal town of Burry Port, this delightful terraced house presents an excellent investment opportunity for those looking to make their mark in the property market. Boasting three bedrooms, loft room and a open plan lounge dining room this home offers ample space for families or individuals seeking a peaceful retreat by the sea. The property while functional, is in need of some modernisation, allowing new owners the chance to personalise the space to their taste. The potential for improvement is significant, making it an exciting project for those with a vision. One of the standout features of this home is its enviable location. Just a short stroll away, residents can enjoy the vibrant town centre, where a variety of shops, cafes, and amenities await. The picturesque harbour and stunning beaches are also within walking distance, perfect for leisurely walks or enjoying the coastal lifestyle. Additionally, the property includes a separate garage, providing valuable storage space or the potential for off-road parking, a rare find in such a desirable area. With lovely sea views from the first floor, this home not only offers a comfortable living space but also the chance to embrace the beauty of coastal living. In summary, this terraced house on Colby Road is a fantastic opportunity for those looking to invest in a property with great potential. With its prime location, layout, no chain and the promise of modernisation, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your own.

EPC: TBC, Tenure: Freehold, Council Tax Band: B.



Entrance:

Via uPVC entrance door into:

Lounge: 16'5 x 9'11 approx (5.00m x 3.02m approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator, opening into:

Sitting Room: 16'5 x 11'6 approx (5.00m x 3.51m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, uPVC double glazed door to side, two radiators, stairs to first floor.

Kitchen: 9'7 x 6'11 approx (2.92m x 2.11m approx)

Smooth ceiling, uPVC double glazed window to rear and side, part tiled walls, radiator, linoleum flooring. Range of wall and base units with complimentary work surfaces over, stainless steel sink unit and mixer tap, integrated hob with extractor over, integrated electric oven, space for washing machine, space for fridge.

First Floor:

Landing:

Coved ceiling, uPVC double glazed window to rear, radiator, wall mounted boiler, stairs to loft room.

Bedroom One: 14'11 x 7'9 approx (4.55m x 2.36m approx)

Coved ceiling, uPVC double glazed window to front, radiator, sea views.

Bedroom Two: 10'10 x 6'1 approx (3.30m x 1.85m approx)

Coved ceiling, uPVC double glazed window to front, radiator, sea views.

Bedroom Three: 10'10 x 6'1 approx (3.30m x 1.85m approx)

Coved ceiling, uPVC double glazed window to front, radiator, sea views.

Bathroom: 10' x 7'1 approx (3.05m x 2.16m approx)

Smooth ceiling, uPVC double glazed window to rear, radiator, lino flooring, low level W.C, vanity wash hand basin and unit, bath with shower over.

Loft Room:

Two velux windows

External:

Steps lead up to the front of the property with a front patio forecourt, side pedestrian access leads to the tiered rear garden.

Garage:

The double garage is located separate from the house across the road , we have been advised that the land is leased from the council and the annual cost of the lease is to be confirmed by the vendor.

Tenure:

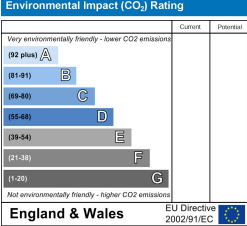
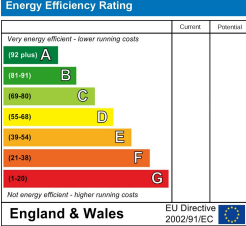
We are advised that the property is Freehold.

Council Tax Band:

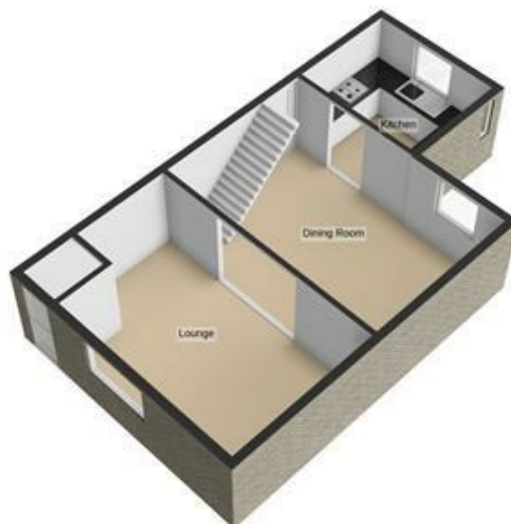
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Property Disclaimer

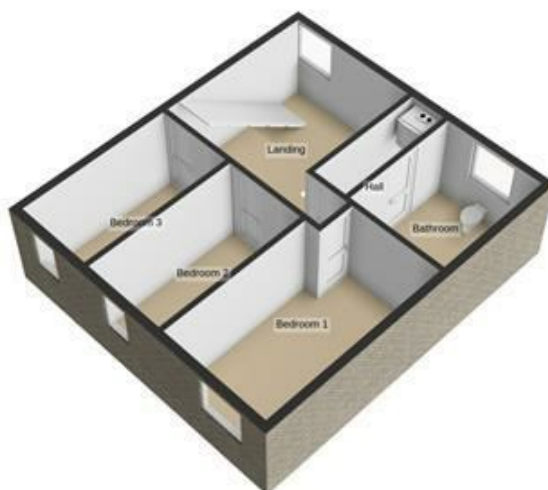
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens 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**



Ground Floor



1st Floor



2nd Floor



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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