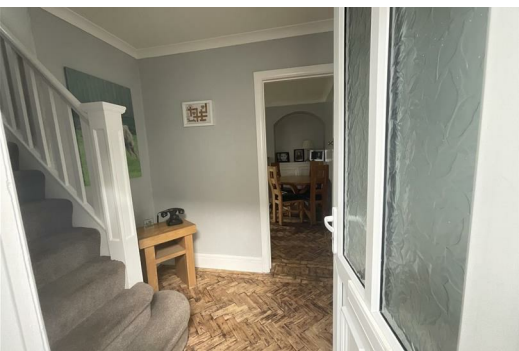




13 Colby Road, Burry Port, SA16 0PT £229,995

Welcome to Colby Road in Burry Port, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1930, the property boasts a generous living space making it an ideal family home. Inside, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The three bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the household. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. One of the standout features of this property is the driveway, which provides parking along with a garage for additional storage or vehicle space. This is a rare find in a residential area, making it a significant advantage for potential buyers. The location itself is lovely, offering a tranquil environment while still being close to local amenities and the beautiful coastline that Burry Port is known for. With no chain involved, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this semi-detached house on Colby Road presents an excellent opportunity to enjoy comfortable living in a desirable area. Don't miss your chance to view this charming property. NO CHAIN Energy rating-D Council tax-C Tenure-Freehold



Ground floor

Hallway 6'15"7'23 (1.83m*2.13m)

Coving, radiator, stairs, Double UPVC front door, parquet flooring.

Sitting room 16'74"10'77 (4.88m*3.05m)

Coving, radiator, electric fire, double glazed window and a double glazed bay window, parquet flooring

Dining Room 13'28"9'17 (3.96m*2.74m)

Coving, double UPVC patio doors, electric fire, cupboard in alcove for storage, parquet flooring

Kitchen 10'06"7'43 (3.20m*2.13m)

Textured ceiling, coving, strip light, upper and lower cabinets,partly tiled,integrated cooker with extractor fan above, double sink, radiator, storage cupboard,lino flooring.

Garage 10'9"17'97 (3.28m*5.18m)

Roller garage door strip light, electric socket. Double UPVC window and door, concrete floor.

First floor

Landing 15'10"6'09 (4.83m*2.06m)

Stairway, Coving, double UPVC window, storage cupboard with window. Carpeted flooring.

Bedroom One 9'08"14'36 (2.95m*4.27m)

Smooth ceiling, double UPVC window, two built in wardrobes, radiator, carpeted flooring.

Bedroom Two 10'56"9'66 (3.05m*2.74m)

Coving, UPVC window, radiator, carpeted flooring

Bedroom three 6'66"11'09 (1.83m*3.58m)

Coving, UOVC window, radiator, carpeted flooring.

Family bathroom 9'86"4'85 (2.74m*1.22m)

Textured ceiling, partly tiled walls. UPVC window, cupboard housing combi boiler with room for storage, sink, toilet, bath with over head shower, radiator, lino flooring.

External-front

Stone wall, driveway

External-back

Artificial grass leading to steps, fenced all around. Up the steps the top area is mostly laid to lawn with a decking area. Outdoor tap and lighting.

Tenure

We are advised the tenure is freehold

Council tax

We are advised the council tax band is a C.

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



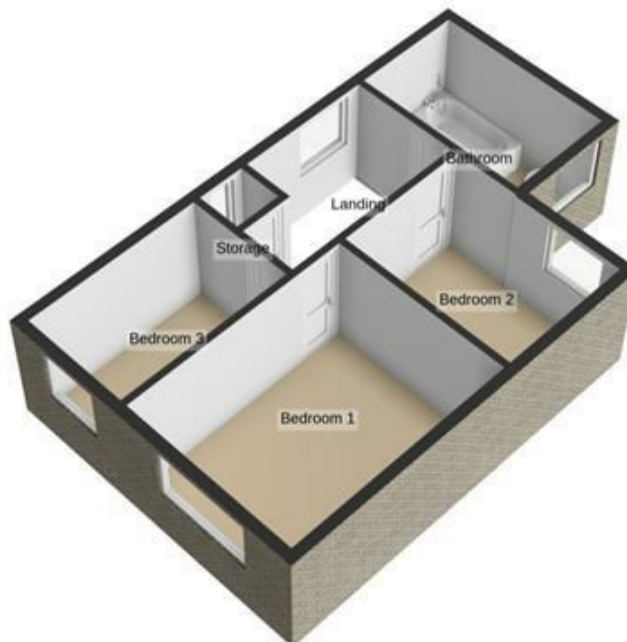
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Ground Floor
524 sq.ft. (48.6 sq.m.) approx.



1st Floor
424 sq.ft. (39.4 sq.m.) approx.



Total Floor Area : 948 sq.ft. (88.1 sq.m.) approx.

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.
Made with Metropix © 2026

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com