



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

Nestled in the charming coastal town of Burry Port, this delightful terraced house on Colby Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The coastal location enhances the appeal of this home, allowing residents to enjoy the picturesque surroundings and the refreshing sea air. Burry Port is known for its vibrant community and stunning coastal scenery, making it an excellent choice for those who appreciate the beauty of nature and the charm of a small town. With local amenities and transport links nearby, this property is not only a lovely home but also a gateway to the many attractions that the area has to offer. Whether you are a first-time buyer or seeking a peaceful retreat, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this delightful house your new home. Energy Rating - D, Tenure - Freehold, Council Tax Band - B



## Ground Floor

### Entrance

Access via uPVC double glazed entrance door leading into:

### Vestibule

Coved and textured ceiling, wood effect vinyl floor, half glazed interior door leading into:

### Hall

Smoke detector, textured ceiling, radiator, stairs to first floor.

### Sitting Room 10'3 x 13'4 approx (3.12m x 4.06m approx)

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

### Lounge 17'1 x 12'9 approx (5.21m x 3.89m approx)

Coved and textured ceiling, radiator, opening into:

### Kitchen 14'6 x 10'9 approx (4.42m x 3.28m approx)

Fitted with a range of matching wall and base units with complimentary work surface over, coved and textured ceiling, velux window, uPVC double glazed window to rear, wall unit housing wall mounted boiler, single stainless steel sink unit with mixer tap, plumbing for washing machine, space for cooker, part tiled walls, space fridge freezer, grey vinyl floor, radiator, space for table and chairs, uPVC double glazed entrance door to rear garden.

## First Floor

### Landing

Coved and textured ceiling, smoke detector, access to loft space.

### Bedroom One 13'2 x 9'9 approx (4.01m x 2.97m approx)

Picture rail, radiator, uPVC double glazed window to front with sea views.

### Bedroom Two 8'8 x 9'8 approx (2.64m x 2.95m approx)

Picture rail, radiator, uPVC double glazed window to rear.

### Bedroom Three 10'3 x 7'5 approx (3.12m x 2.26m approx)

Picture rail, radiator, uPVC double glazed window to front.

### Bathroom 7'5 x 7'2 approx (2.26m x 2.18m approx)

A white three piece suite comprising of low level W.C., bath, pedestal wash hand basin, coved and textured ceiling, part tiled walls, radiator, uPVC double glazed window to rear, uPVC double glazed window to side, grey tile effect vinyl floor

### External

The front of the property is laid with attractive cream stones. There is a right of way (to the front of the property) to pass No 73 to access the front of No 71.

The rear garden is tiered and laid to lawn. There is a right of way (to the rear of the property) to pass No 73.

### Council Tax Band

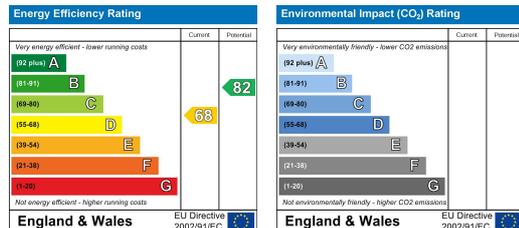
We are advised the Council Tax Band is B

### Tenure

We are advised the tenure is Freehold

### 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**



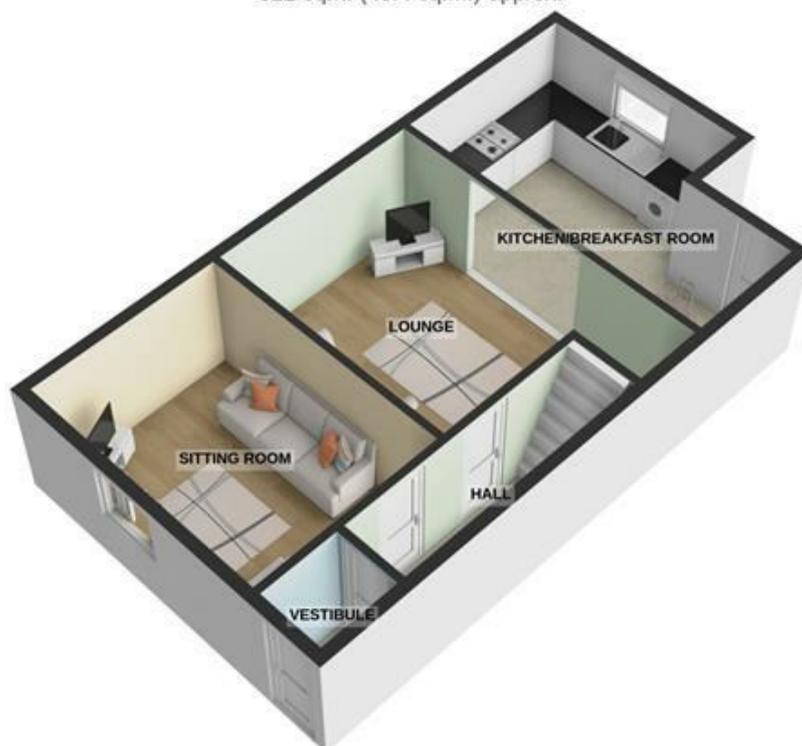
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GROUND FLOOR  
522 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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.  
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