



## 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

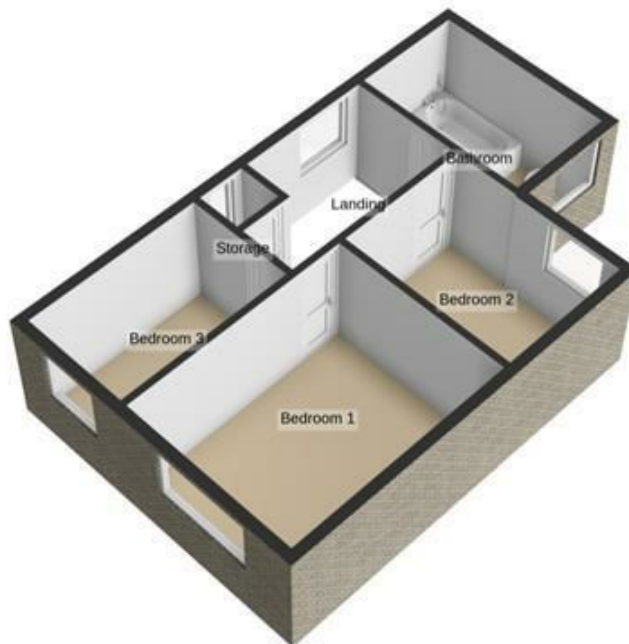




Ground Floor  
524 sq.ft. (48.6 sq.m.) approx.



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.  
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