



73 Colby Road, Burry Port, Carmarthenshire SA16 0RL

£169,995

Nestled in the charming coastal town of Burry Port, this delightful terraced house on Colby Road offers a perfect blend of comfort and scenic beauty. With three bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming lounge with dining area, perfect for relaxing or entertaining guests. One of the standout features of this home is the stunning sea views, which can be enjoyed from various vantage points within the property. Burry Port is a popular destination known for its vibrant community and picturesque surroundings. Residents can enjoy the local amenities, including shops, cafes, and recreational facilities, all within easy reach. The nearby coastline offers opportunities for leisurely walks along the beach, making it an ideal spot for those who appreciate the outdoors. This property presents a wonderful opportunity to embrace coastal living in a sought-after area. Whether you are looking for a permanent residence or a holiday retreat, this terraced house on Colby Road is sure to impress. Don't miss the chance to make this charming home your own and enjoy the best of Burry Port living. Energy Rating - D, Tenure - Freehold, Council Tax Band - B



Ground Floor

Entrance

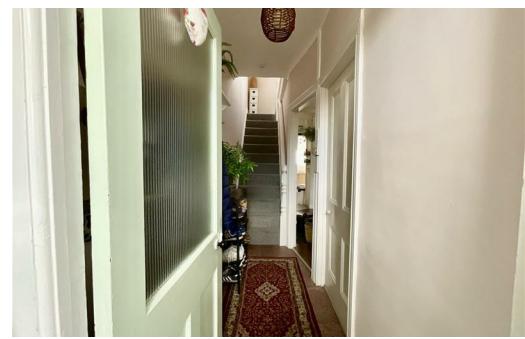
Access via uPVC double glazed entrance door leading into:

Vestibule

Coved ceiling, tiled floor, half glazed interior door leading into:

Entrance Hallway

Coved ceiling, tiled floor, stairs to first floor.



Lounge with Dining Area 22'1 x 13'5 approx (6.73m x 4.09m approx)

Picture rail, wood inglenook style fire place with tiled hearth and space for freestanding fire, uPVC double glazed window to front with sea views, white inglenook fire place with multi fuel burner set within, recess alcoves, two radiators.

Kitchen 7'6 x 10'3 approx (2.29m x 3.12m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, coved and textured ceiling, one and half sink with mixer tap, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden, part tiled walls, gas four ring hob with extractor hood over, electric oven, tiled floor, space for fridge freezer, plumbing for washing machine, radiator.



Bathroom 7'2 x 6'6 approx (2.18m x 1.98m approx)

Three piece suite comprising of bath with hand held shower over, pedestal wash hand basin, low level W.C., coved and textured ceiling, radiator, wall mounted Worcester boiler, tiled floor, uPVC double glazed window to rear, part tiled walls.



First Floor

Landing

Coved ceiling, access to loft space (which is boarded and electric) via pull down ladder, uPVC double glazed stained glass window to rear.



Bedroom One 13'4 x 8'6 approx (4.06m x 2.59m approx)

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

Bedroom Two 7'2 x 10'4 approx (2.18m x 3.15m approx)

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

Bedroom Three 9'2 x 5'4 approx (2.79m x 1.63m approx)

Coved and textured ceiling, radiator, uPVC double glazed window to rear.

Shower Room

A three piece suite comprising of wall mounted wash hand basin, low level W.C., shower in corner shower enclosure, coved and smooth ceiling, spotlights, part respatex walls, laminate floor.



External

The front of the property is laid with gravel stones, side pedestrian access leads to the rear of the property, (the access is owned by Number 75 Colby and Number 73 and Number 71 Colby Road have the right of way to use this side access, there is a right of way for Number 71 via Number 73).

The rear tiered garden is laid with gravel, an area with potential for a vegetable garden and a lawned area. storage shed, built in barbecue plus an area for sitting in facing the woods, storage area currently used to store wood for the multi fuel burner, there is also a further storage shed (13'6 x 9'6 approx) with uPVC double glazed windows and sea views.



Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

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		Environmental Impact (CO ₂) 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			
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	

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GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 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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