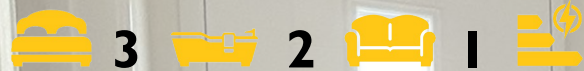




8 Colby Road, Burry Port, SA16 0PT

£265,000



We are delighted to present for sale this three bedroom detached property set in the sought after location of Burry Port , Llanelli.

The newly constructed home comprises of , entrance hall, cloakroom, lounge and well appointed kitchen to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property as a courtyard garden to front, landscaped garden to rear with provisioned off road parking

Boasting great links to the popular Pembrey Country Park with Llanelli located approximately six miles away along with junction 48 for ease of access to the M4 corridor. To the West sits the ancient town of Kidwelly leading onto Carmarthen and access to the County Of Pembrokeshire.

The property comes complete with no onward chain and must be viewed to be fully appreciated.

- Freehold (TBC)
- Detached
- Three Bedrooms
- Mains Gas , Water, Electricity & Drainage
- No Chain
- Council Tax Band - TBC
- Approx m2 - TBC
- EPC - TBC
- Off road Parking
- Convenient Location

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



Energy Efficiency Rating		Current	Potential
Vary 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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

