



8 Colby Road, Burry Port, SA16 0PT

£265,000

 3  2  1  B



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.

Entrance

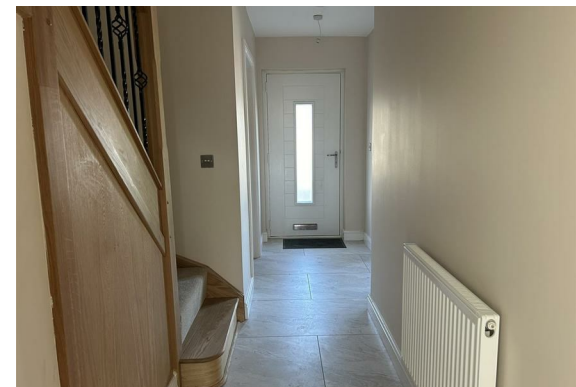
Door into:

Hallway

Stairs to first floor, tiled flooring, radiator.

Cloakroom

Window to side, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, radiator.





Lounge

15'8" x 12'3" approx (4.79 x 3.75 approx)

Window to fore, radiator.

Kitchen Diner

18'8" x 12'4" (5.70 x 3.77)

Window and French doors to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, integrated fridge freezer, dishwasher and double oven, electric induction hob with extractor hood over, space for washing machine, sink and drainer with mixer tap, under stairs storage cupboard, radiator.

First Floor Landing

Storage cupboard housing boiler, loft access.

Bedroom One

12'3" x 11'6" approx (3.75 x 3.53 approx)

Window to fore, radiator.



Bedroom Two

15'3" x 11'6" approx (4.66 x 3.53 approx)

Window to rear with sea views, radiator.

Bedroom Three

10'4" x 6'9" approx (3.17 x 2.07 approx)

Window to rear with sea views, radiator.

Bathroom

7'11" x 6'7" approx (2.43 x 2.01 approx)

Window to fore, tiled flooring, fully tiled walls, W/C, wash hand basin set in vanity unit, bath with shower over, radiator.

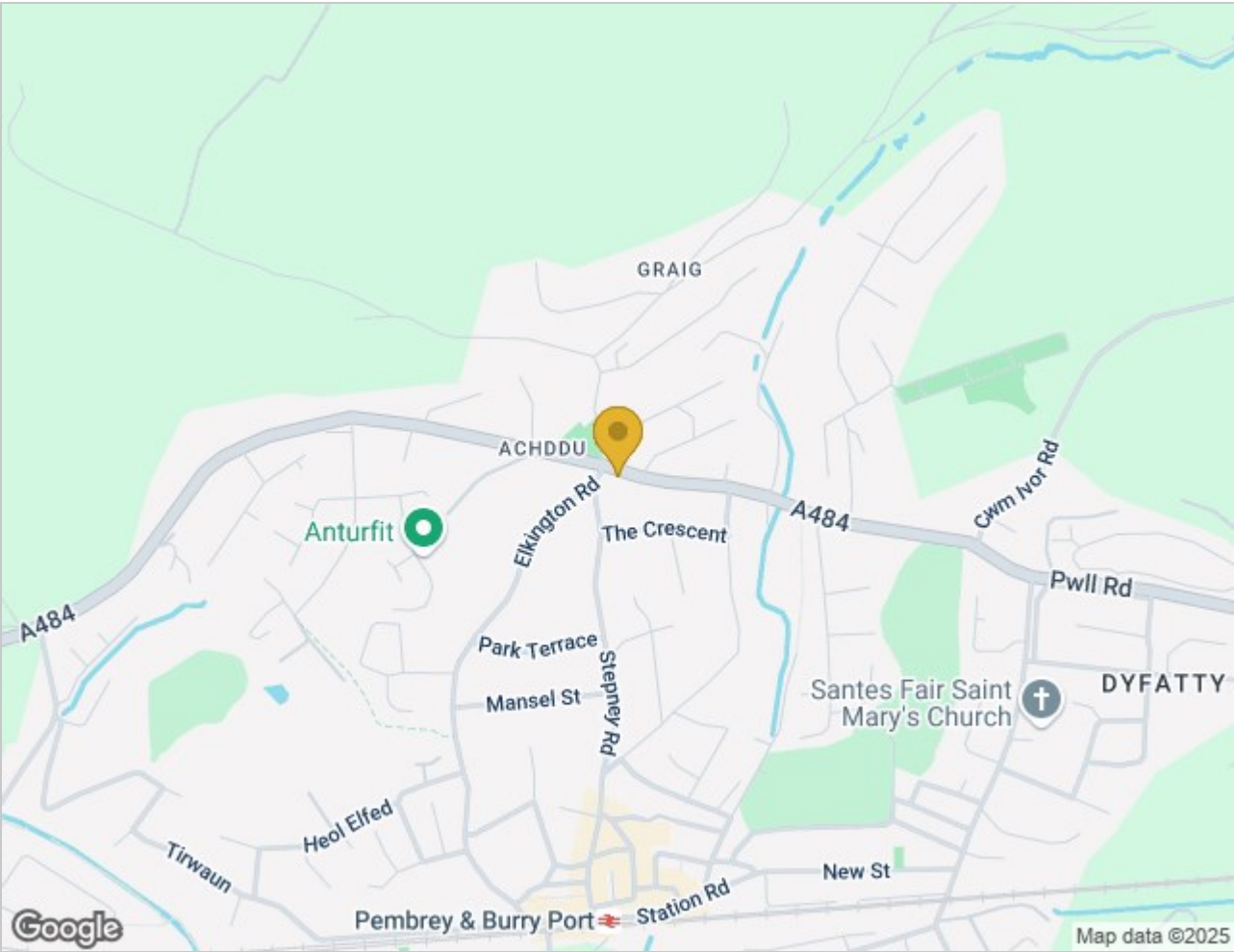


Externally

Enclosed rear garden, lawn and paved patio area .

Off road parking.

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



- Freehold (TBC)
- Detached
- Three Bedrooms
- Mains Gas , Water, Electricity & Drainage
- No Chain
- Council Tax Band - TBC
- Approx m2 - 94
- EPC - B
- Off road Parking
- Conveinient Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buver is advised to obtain verification from their solicitor or surveyor.

