



25 Colby Road, Burry Port, SA16 0PT
£249,995

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Davies Craddock Estates are pleased to present for sale this beautifully maintained semi-detached property located on the sought-after Colby Road in Bury Port.

Tastefully decorated with a modern and stylish finish throughout, the home features a welcoming entrance hallway, two versatile reception rooms, and a contemporary kitchen/diner on the ground floor, while the first floor offers three well-proportioned bedrooms and a stylish family bathroom. Externally, the property benefits from a driveway and garage to the front, with an enclosed, low-maintenance rear garden featuring a raised artificial grass area and a sleek decking space perfect for entertaining.

Perfectly positioned to enjoy the best of coastal living, this home is within easy walking distance of the award-winning Bury Port Harbour and beach, as well as the scenic Millennium Coastal Path. Residents will find a vibrant community with an array of local amenities nearby, including independent shops, traditional pubs, and cafes. Families will also appreciate the proximity to well-regarded local schools and the nearby Pembrey Country Park. With excellent transport links, including the local railway station providing easy access to Llanelli, Swansea, and beyond, this property offers an ideal balance of convenience and charm.

Early viewing is essential to see what this property has to offer.





Entrance Hallway

Tiled flooring, stairs to first floor, under stairs storage cupboard.

Reception Room One

16'10" x 10'0" approx. (max) (5.14 x 3.05 approx. (max))

Bay window to front, radiator, electric fire and surround, herringbone laminate flooring.

Reception Room Two

14'9" x 10'4" approx. (max) (4.51 x 3.15 approx. (max))

Window to rear, radiator, electric fire and surround, alcove storage & shelving, herringbone laminate flooring.

Kitchen/Diner

19'6" x 8'4" approx. (5.96 x 2.56 approx.)

Fitted with wall and base units with worktop over, breakfast bar, sink and drainer with mixer tap, oven and 5 ring hob with extractor hood over, space for washing machine and fridge., radiator, tiled splash backs, tiled flooring, window to side and rear, external door to side. Boiler (Worcester)

Stairs & Landing

Window to side, loft access.

Bedroom One

14'4" x 11'3" approx. (max) (4.39 x 3.44 approx. (max))

Window to rear, radiator.

Bedroom Two

14'4" x 10'5" approx. (max) (4.39 x 3.18 approx. (max))

Window to front, radiator.

Bedroom Three

7'0" x 7'6" approx. (2.14 x 2.29 approx.)

Window to front, radiator, laminate flooring

Bathroom

7'0" x 7'6" (2.14 x 2.29)

Fitted with W/C, hand wash basin vanity, walk-in shower, roll top bath, tiled walls and flooring, radiator, window to rear.

External

FRONT : Driveway leading to garage. (Garage - 5.01 x2.43 approx.)

REAR : Railed garden with artificial grass and decked area.

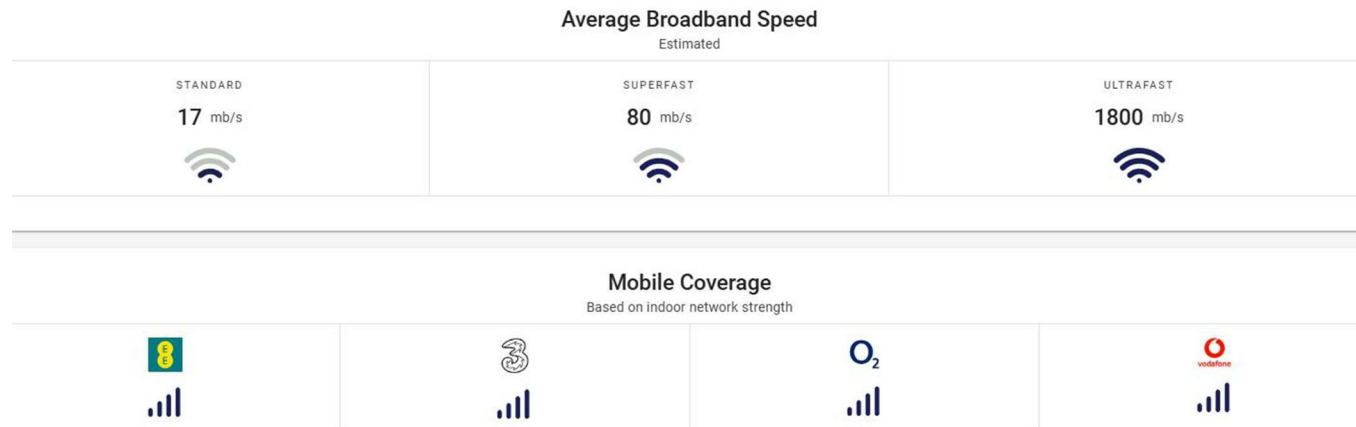


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Garage
- EPC - D (approx 93m2/1001ft2)
- Mains Gas, Electric, Water & Drainage
- Council Tax - C (April 2026)
- Freehold
- Viewing Essential

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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. 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 fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, 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 in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

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A REVIEW**



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