



30 Colby Road, Burry Port, SA16 0RH
£299,995

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Davies Craddock Estates are delighted to present for sale this attractive detached family home, situated in the highly sought-after coastal town of Burry Port.

Occupying an elevated position the property offers well-proportioned and versatile accommodation.

The ground floor briefly comprises a welcoming entrance hallway, a spacious living room, an additional lounge/diner, a fitted kitchen, utility room and a convenient ground floor W.C. To the first floor are four well-sized bedrooms and bathroom.

Externally, the property benefits from a driveway providing off-road parking, a garage, and an enclosed rear garden with patio area.

The home is conveniently located within easy reach of local shops, schools and everyday amenities. Burry Port Harbour and beach are nearby, offering scenic coastal walks and leisure opportunities. The town also benefits from good transport links, including a railway station and road connections to Llanelli and the wider Carmarthenshire area.

With no onward chain, early viewing is essential to appreciate all this property has to offer.

Entrance Hallway

Radiator, stairs to first floor.

Lounge/Diner

13'5" x 10'7" approx. (4.09 x 3.25 approx.)

Window to front, radiator, electric fire and brick feature surround.

Living Room

20'10" x 13'11" approx. (6.37 x 4.25

approx.)

Window to front and rear, two radiators, electric fire & brick fire chimney.

Kitchen

9'10" x 12'10" approx. (3.02 x 3.93 approx.

)

Fitted with wall and base units with worktop over, sink and drainer, space for fridge/freezer, space for free standing cooker, window to rear, vinyl flooring, radiator.





Utility

9'10" x 8'2" approx. (max) (3.02 x 2.51 approx. (max))

Base unit, space for washing machine and tumble dryer, window to side, door into:

W/C

Fitted with W/C, window to rear.

Landing

Window to rear, radiator, loft access.

Bedroom One

13'3" x 13'11" approx. (max) (4.05 x 4.26 approx. (max))

Window to front, radiator

Bedroom Two

10'7" x 13'5" approx. (3.23 x 4.11 approx.)

Window to front, radiator.

Bedroom Three

9'11" x 10'4" approx. (3.04 x 3.17 approx.)

Window to rear, radiator.

Bedroom Four

7'6" x 10'7" aporox. (max) (2.29 x 3.23 aporox. (max))

Window to front.

Bathroom

11'1" x 7'3" approx. (3.38 x 2.23 approx.)

Fitted with W/C, hand wash basin, panelled bath, airing cupboard, tiled walls, window to rear, radiator.

External

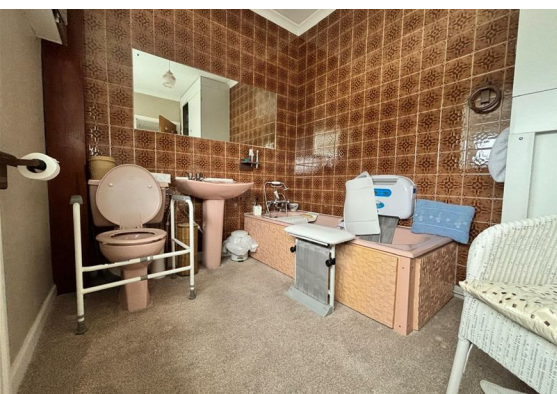
FRONT: Driveway and garage. Garden with mature trees and shrubs.

REAR : Patio area with steps down to small lawn area, mature trees and shrubs, side gated access.

Garage

18'8" x 10'9" approx. (5.69m x 3.28m approx.)

Up and over door to front,

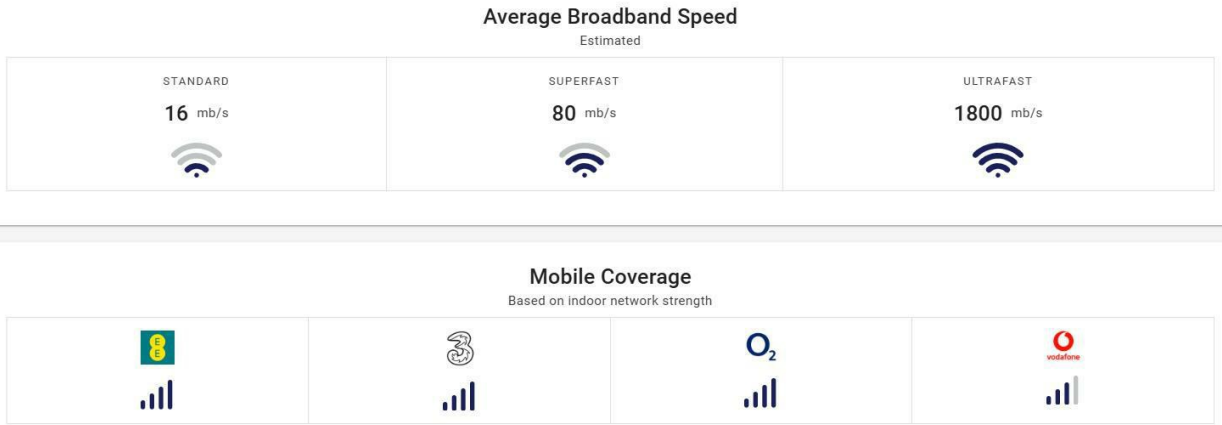


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Property
- Four Bedrooms
- Driveway & Garage
- Mains Gas, Electric, Water & Drainage
- EPC - D (approx 134m2/1442ft2)
- Council Tax - E (Provided by local authority, subject to change)
- Freehold
- No Chain
- Sought After Location
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	83
(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 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!

LEAVE US
A REVIEW



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