



7 Colby Road, Burry Port, SA16 0PT

£194,995

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Davies Craddock Estates are pleased to present for sale this three bedroom semi-detached property on Colby Road, Burry Port.

Set in the heart of Burry Port, walking distance from the seaside and all its amenities in the form of shops, pubs, restaurants and local businesses.

The property offers two reception rooms and kitchen diner on the ground floor, followed by three bedrooms and bathroom on the first. Externally there is an enclosed garden to the rear with a double garage.

With no onward chain, early viewing is essential to see what this property has to offer. Briefly comprising of;

Entrance Porch

Door into:

Hallway

Stairs to first floor.

Lounge

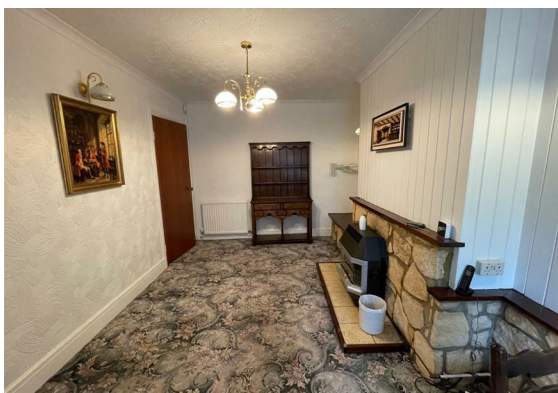
16'8" x 13'8" approx (5.09 x 4.17 approx)

Two windows to fore, feature fireplace, three radiators.

Sitting/Dining Room

20'4" x 9'7" approx (6.22 x 2.93 approx)

Window to rear, feature fireplace, two radiators, door into:





Kitchen

10'4" x 9'10" approx (3.17 x 3.00 approx)

Window to rear, wall and base units with worktop over, electric hob with extractor hood over, double electric oven, sink and drainer with mixer tap, under stairs storage cupboard, pantry, radiator, door into:

Inner Hallway

Leading to three separate utility rooms and cloakroom.



First Floor Landing

Two windows to side, two storage cupboards, loft access, radiator.

Bedroom One

17'7" x 10'0" approx (5.36 x 3.05 approx)

Window to fore, fitted wardrobes, radiator.

Bedroom Two

9'10" x 10'0" approx (3.00 x 3.05 approx)

Window to rear, fitted wardrobes, radiator.



Bedroom Three

11'0" x 6'10" approx (3.36 x 2.09 approx)

Window to fore, radiator.

Bathroom

9'11" x 5'1" approx (3.03 x 1.55 approx)

Window to side, fully tiled walls, W/C, pedestal wash hand basin, bidet, bath, shower enclosure, two storage cupboards, radiator.

Externally

Enclosed rear garden with outbuildings. Double garage

Double Garage

1st garage 5.24m x 2.37m approx

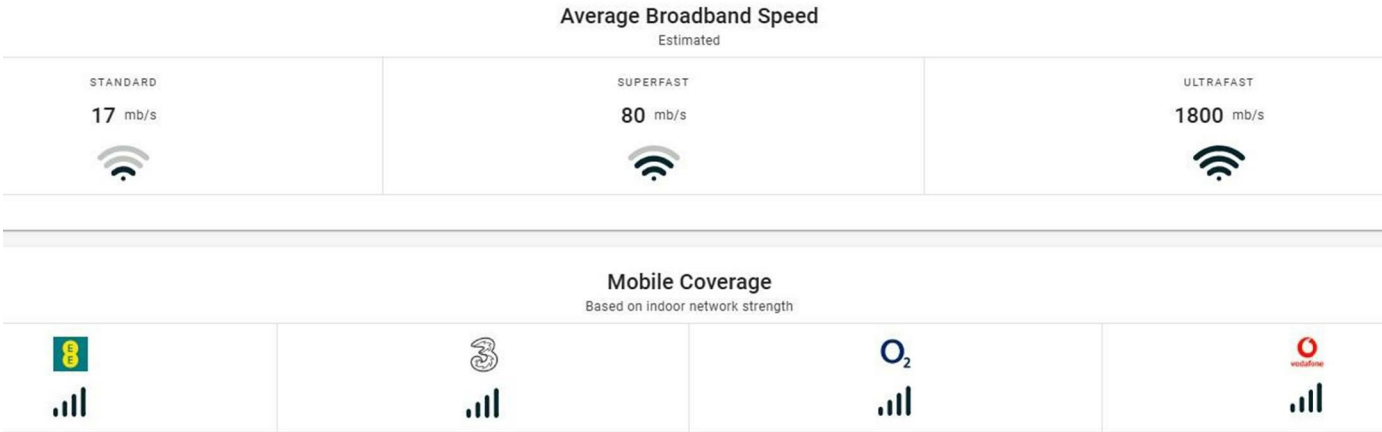
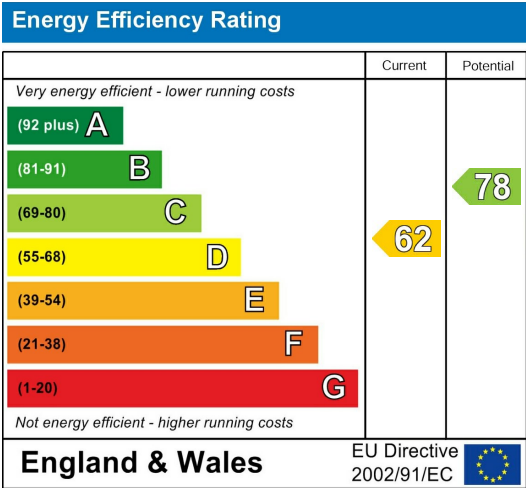
2nd 5.24m x 2.99m



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
- Double Garage To Rear
- Enclosed Garden
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Approx. 120m²
- Council Tax - C (Feb 25)
- Freehold
- No Onward Chain



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 firms 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, 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 buyer is advised to obtain verification from their solicitor or surveyor.