



## 36 Colby Road, Burry Port, SA16 0RH

For Sale with No Onward Chain, this Semi Detached House is located within the Burry Port area, with local amenities, schools and harbour within easy reach. The property within briefly comprises: Hallway, Lounge/Dining Room, Kitchen and Bathroom to the Ground Floor, with Three Bedrooms to the First Floor. Externally there is parking for two vehicle to the side and rear garden. EPC E. VIEWING RECOMMENDED.

**£114,995**

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**ENTRANCE**

UPVC door with obscure glass panel into:

**HALLWAY**

Skimmed ceiling, radiator, stairs to first floor, smoke detector, telephone point, door into:

**LOUNGE/DINING ROOM 6.772m x 3.376m max (22'3" x 11'1" max)**

Skimmed ceiling, uPVC double glazed window to front and rear, two radiators, door into understairs storage cupboard with stairs leading into basement storage, television aerial point.

**KITCHEN 4.104m x 2.750m (13'5" x 9'0")**

Skimmed ceiling with inset spot lights, uPVC double glazed door with obscure glass panel to side, uPVC double glazed window to side, vinyl flooring, loft access hatch, fitted with a range of wall and base units with work surface over, walls tiled to splash back, stainless steel sink and drainer with mixer tap, wall mounted 'Ideal' gas combination boiler, built in electric oven with built in four ring electric hob and stainless steel chimney over, space for fridge freezer, door into:

**BATHROOM 2.739m max x 1.420m (9'0" max x 4'8")**

Skimmed ceiling, uPVC double glazed obscure glass window to rear, radiator, vinyl flooring, fitted with a three piece suite comprising: WC, pedestal wash hand basin and bath with electric overhead shower and glass shower screen.

**FIRST FLOOR**

**LANDING**

Skimmed ceiling, smoke detector, loft access hatch, uPVC double glazed window to rear, radiator.

**BEDROOM ONE 2.828m x 2.258m (9'3" x 7'5")**

Skimmed ceiling, radiator, uPVC double glazed window to rear.

**BEDROOM TWO 4.416m x 2.226m (14'6" x 7'4")**

Skimmed ceiling, uPVC double glazed window to front, radiator.

**BEDROOM THREE 3.429m x 2.213m (11'3" x 7'3")**

Skimmed ceiling, uPVC double glazed window to front, radiator.

**EXTERNAL**

**FRONT**

Gravelled driveway with parking for two vehicle, paved footpath leading to rear.

**REAR**

Garden mainly laid to lawn bordered with a range of mature shrubs and trees, paved area, external light, external tap, right of way to rear.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** E

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01554 784 400



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.