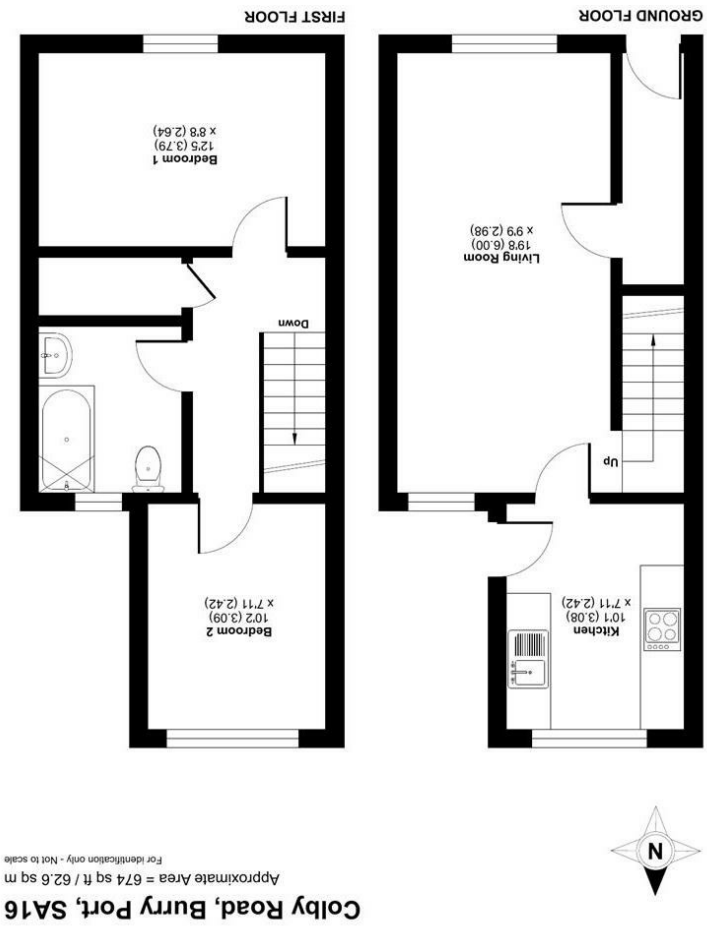
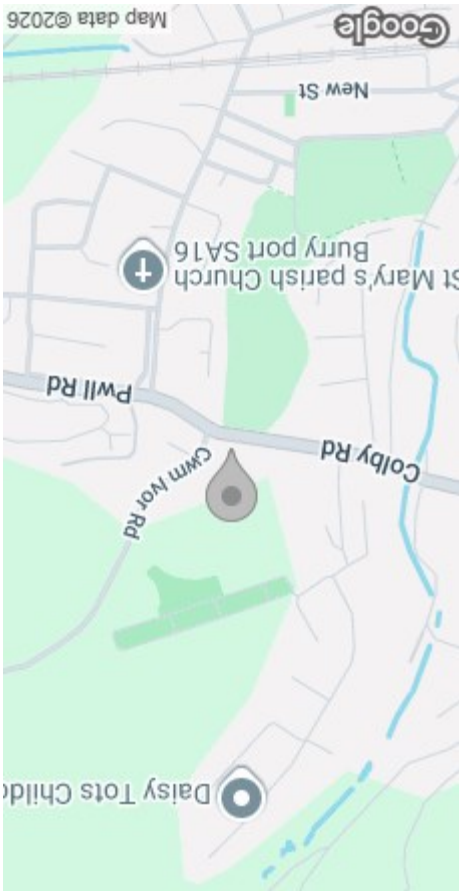


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

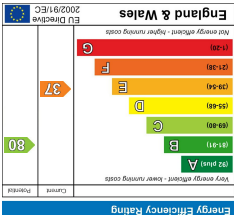
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 1343007. © Redroom 2025.



FLOOR PLAN



AREA MAP



EPC



91 Colby Road
, Burry Port, SA16 ORL
Offers Around £93,500

2 1 1 F

GENERAL INFORMATION

Situated on Colby Road in the charming harbour town of Burry Port, this mid-terrace house presents a wonderful opportunity for those looking to create their dream home. Set in a slightly elevated position, the property boasts delightful views of the sea from the front, making it an ideal retreat for anyone who appreciates coastal living.

The accommodation comprises a welcoming reception room, a kitchen, two comfortable bedrooms, and a bathroom. While the property is in need of total updating, it offers a blank canvas for buyers to infuse their personal style and vision. The potential for transformation is immense, allowing you to craft a space that truly reflects your tastes.

On-street parking is available. The rear garden, also elevated, holds great promise and could be developed into a stunning outdoor space, perfect for relaxation or entertaining.

This property is ideally located within easy reach of the beach, the scenic coastal path, and the vibrant town centres of Burry Port and Llanelli. Whether you are seeking a permanent residence or a holiday getaway, this house offers a unique opportunity to embrace the coastal lifestyle. With a little imagination and effort, this property could become a truly special home.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

HALLWAY

LIVING ROOM
19'8" x 9'9" (6.00m x 2.98m)

KITCHEN
10'1"x 7'11" (3.08mx 2.42m)

FIRST FLOOR

LANDING

BEDROOM ONE
12'5" x 28'10" (3.79m x 8.8m)

BEDROOM TWO
10'1" x 7'11" (3.09m x 2.42m)



FAMILY BATHROOM

PARKING

On Street

TENURE

FREEHOLD

EPC = F

COUNCIL TAX BAND = B

SERVICES

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

