



82 Sandpiper Road, Llanelli, SA15 4SH

£375,000

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Davies
CRADDOCK

Davies Craddock are pleased to present this fantastic opportunity to buy a large and well presented detached property in the desirable location of Sandpiper road, Llanelli. This property comprises briefly of four bedrooms in the main property and also has two bedrooms and living quarters in an extension/annexe (stpp) space making it ideal for a large family or someone looking for that extra space.

Sandpiper Road is situated in the sought after Sandy Water Park area, walking distance from the lake and also the Millenium Coastal Path that leads to popular holiday destination towns such as Burry Port and Pembrey. The property also benefits from being walking distance from Llanelli town centre and all its associated amenities from shops, restaurants to local businesses and schools.

With chic decor within and a low maintenance private garden externally, this property is "key ready" for prospective buyers, and viewings are essential to appreciate all this property has to offer.

This property comes with no onward chain and comprises of;

Entrance Hall

Laminate flooring, door into;

Cloakroom

Window to fore, tiled flooring, W/C, pedestal wash hand basin, radiator.

Lounge

15'6" x 14'11" approx (4.74 x 4.56 approx)

Window to fore, laminate flooring, stairs to first floor, under stairs storage cupboard, radiator.

Kitchen/Dining Room

19'9" x 8'8" approx (6.02 x 2.65 approx)

Window to rear, vinyl flooring, wall and base units, gas hob and electric oven with extractor fan over, space for fridge freezer and dishwasher, sink and drainer with mixer tap, radiator, opening to:

Conservatory

11'8" x 8'6" approx (3.57 x 2.61 approx)

French doors into:

Sunroom/Utility

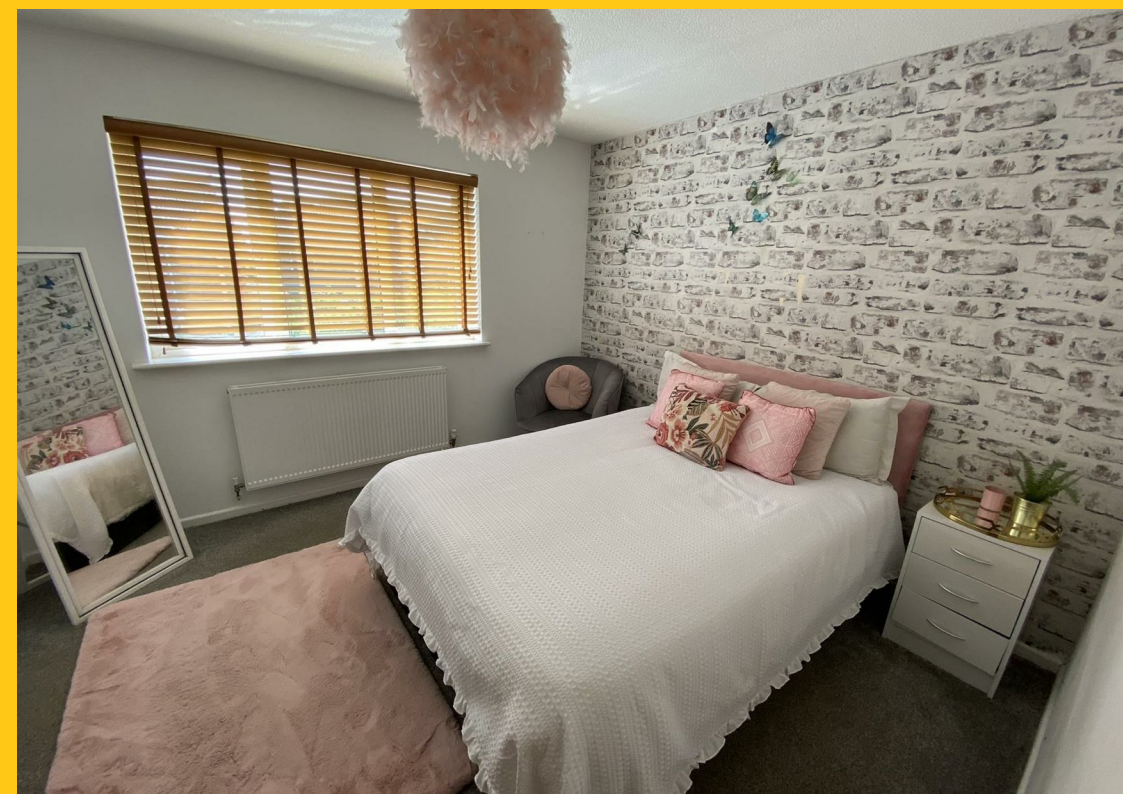
9'10" x 9'6" approx (3.01 x 2.90 approx)

Vinyl flooring, space for washing machine and tumble dryer, French doors to garden.

Ground Floor Bedroom

7'10" x 13'1" approx (2.39m x 3.99m approx)

Window to fore, laminate flooring, radiator, door into:





En-suite

W/C, pedestal wash hand basin, shower cubicle.

First Floor Landing

Window to side, storage cupboard housing boiler, loft access, radiator.

Master Bedroom

15'3" x 10'10" approx (4.65 x 3.32 approx)

Window to fore, built in wardrobes, radiator, door into:

En-suite

Window to fore, tiled flooring, W/C, pedestal wash hand basin, shower cubicle, radiator.

Bedroom Two

9'9" x 9'5" approx (2.97m x 2.87m approx)

Window to rear, laminate flooring, radiator.

Bedroom Three

9'11" x 9'9" approx (3.03 x 2.99 approx)

Window to rear, laminate flooring, radiator.

Bathroom

6'3" x 6'3" approx (1.92 x 1.92 approx)

Tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, bath, radiator.

Externally

Enclosed rear garden with side access.
Gate to annexe.

Annex Entrance

Door on side of the property into:

Hallway

Stairs to first floor, laminate flooring.

Kitchen

8'11" x 8'11" approx (2.73 x 2.74 approx)

Window to rear, vinyl flooring, wall and base units with worktop over, gas hob and electric oven with extractor hood over, space for washing machine and under counter fridge, sink and drainer with mixer tap, door into:

Lounge

12'1" x 14'1" approx (3.7 x 4.3 approx)

Window to fore, under stairs storage cupboard, feature fireplace with electric fire, radiator.

First Floor Landing

Loft access.

Bedroom One

9'10" x 5'7" approx (3.0 x 1.71 approx)

Window to fore, built in wardrobes, radiator.

Bedroom Two

9'2" x 12'2" approx (2.8 x 3.72 approx)

Window to rear, built in wardrobes, radiator.

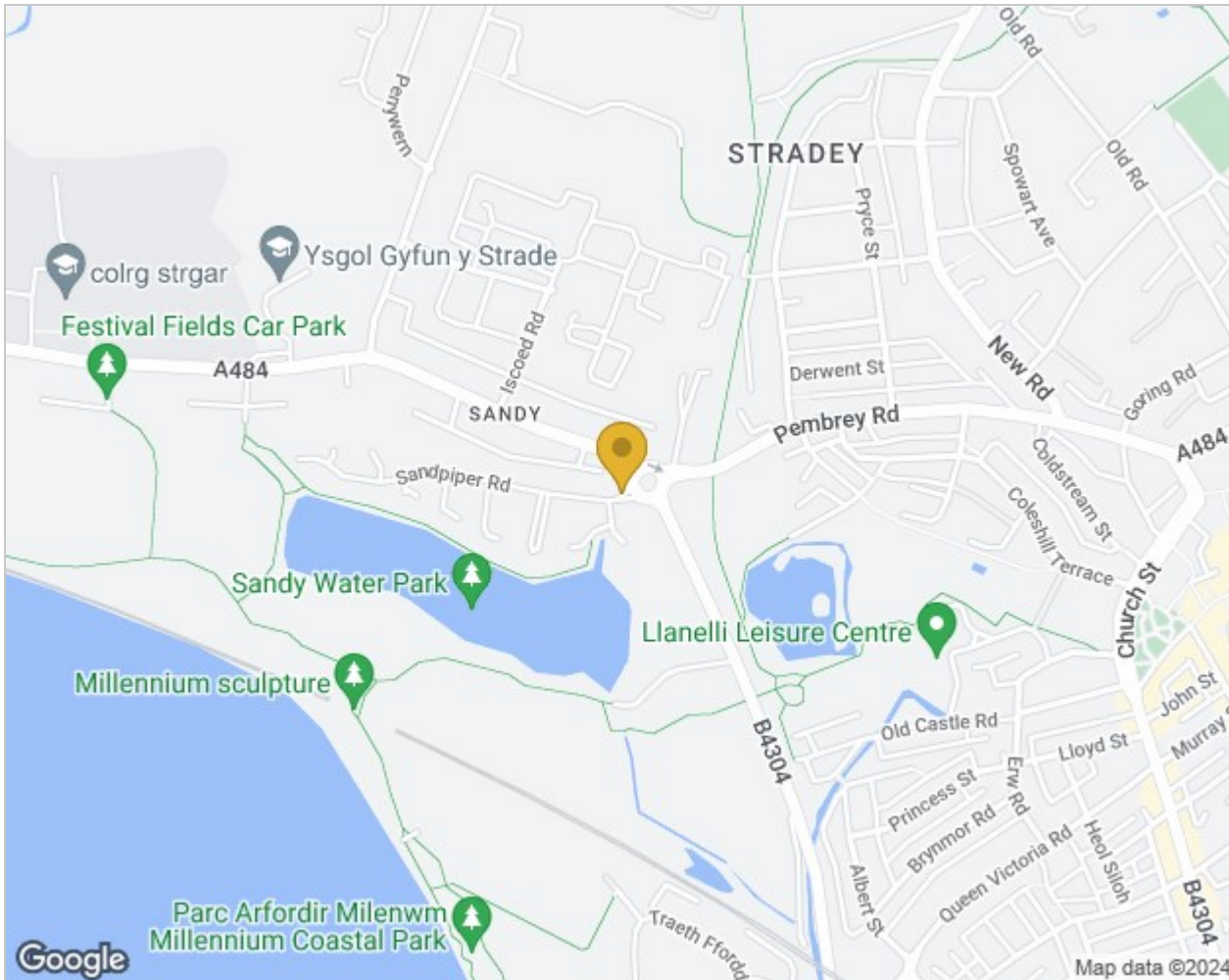
Shower Room

Window to side, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, shower enclosure, radiator.


Externally

Enclosed rear and side garden, side access.





- Detached House
- Four Bedrooms
- Two Bedrooms in Annex
- Desirable Location
- EPC D
- Approx 161m2
- Freehold
- Council Tax D
- Seaside Town
- Beautifully Presented Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	67	
(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 	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 779412

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