



8 Tanygraig Road, Llanelli, SA14 9LF

£599.950

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Davies Craddock Estates are pleased to present For Sale, this Six Bedroom Detached family home.

This well presented home boasts views from upstairs and top floor rooms at the front over the North Gower and Loughor Estuary.

In addition to the six double bedrooms, three of which have en-suite facilities, this family home has four reception rooms including a cinema / family room and study with built in units.

Externally, the property has a detached garage with space above, and block paved driveway for approx. 5 vehicles. The garden is laid to lawn, patio and decking areas.

Entrance

Door into:

Hallway

Stairs to first floor, tiled flooring, radiator.

Cloakroom

Window to rear, tiled flooring, partly tiled walls, V/C, wash hand basin, radiator.

Reception One

18'0" x 13'1" approx (5.49 x 3.99 approx)

Bay window to fore, hardwood flooring, radiator.

Reception Two

10'1" x 10'0" approx (3.09 x 3.05 approx)

Patio doors to rear, hardwood flooring, fitted wardrobes/cupboards, radiator

Reception Three

15'6" x 15'0" approx (4.73 x 4.59 approx)

Windows to fore and side, hardwood flooring, radiator.

Study/Office

12'1" x 8'7" approx (3.69 x 2.63 approx)

Window to fore, hardwood flooring, radiator.

Kitchen/Diner

20'1" x 19'3" approx (6.13 x 5.88 approx)

Two windows to rear, window to side, tiled flooring, partly tiled walls, wall and base units with worktop over, space for fridge freezer, dishwasher and range cooker, integrated microwave, sink and drainer with mixer tap, French doors to side, two Velux windows, radiator, door into:

Utility Room

8'2" x 6'9" approx (2.50 x 2.06 approx)

Window to rear, door to side, tiled flooring, partly tiled walls, wall and base units with worktop over, space for washing machine and tumble dryer, sink and drainer with mixer tap, wall mounted boiler, two storage cupboards.





First Floor Landing

Stairs to second floor, door to fore, radiator.

Master Bedroom

22'3" x 19'11" approx (6.80 x 6.09 approx)

Windows to fore and side, fitted wardrobes, two storage cupboards, radiator, door into:

Ensuite

6'2" x 5'1" approx (1.88 x 1.55 approx)

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

Bedroom Two

13'3" x 9'4" approx (4.06 x 2.87 approx)

Window to rear, fitted wardrobes, radiator.

Bedroom Three

13'3" x 12'8" appeox (4.05 x 3.87 appeox)

Bay window to fore, radiator, opening to walk in wardrobe, door into:

Ensuite

4'11" x 4'9" approx (1.50 x 1.46 approx)

Window to side, W/C, pedestal wash hand basin, shower cubicle, radiator.

Bedroom Four

9'7" x 8'9" approx (2.93 x 2.67 approx)

Window to fore, two built in wardrobes, radiator.

Bathroom

8'3" x 6'2" approx (2.53 x 1.88 approx)

Window to rear, tiled flooring, fully tiled walls, W/C, wash hand basin, bath with shower over, radiator.

Second Floor Landing

Velux window to rear, storage cupboard.

Bedroom Five

15'2" x 14'8" approx (4.63 x 4.48 approx)

Two Velux windows to fore, fitted wardrobes, radiator, door into:

Ensuite

8'7" x 5'6" approx (2.62 x 1.69 approx)

Velux window to rear, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, bath with shower over, radiator.

Bedroom Six

22'1" x 10'5" approx (6.75 x 3.18 approx)

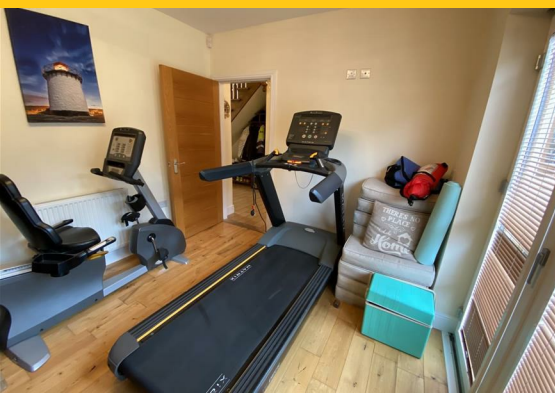
Windows to fore and side, Velux window to rear, radiator.

Externally

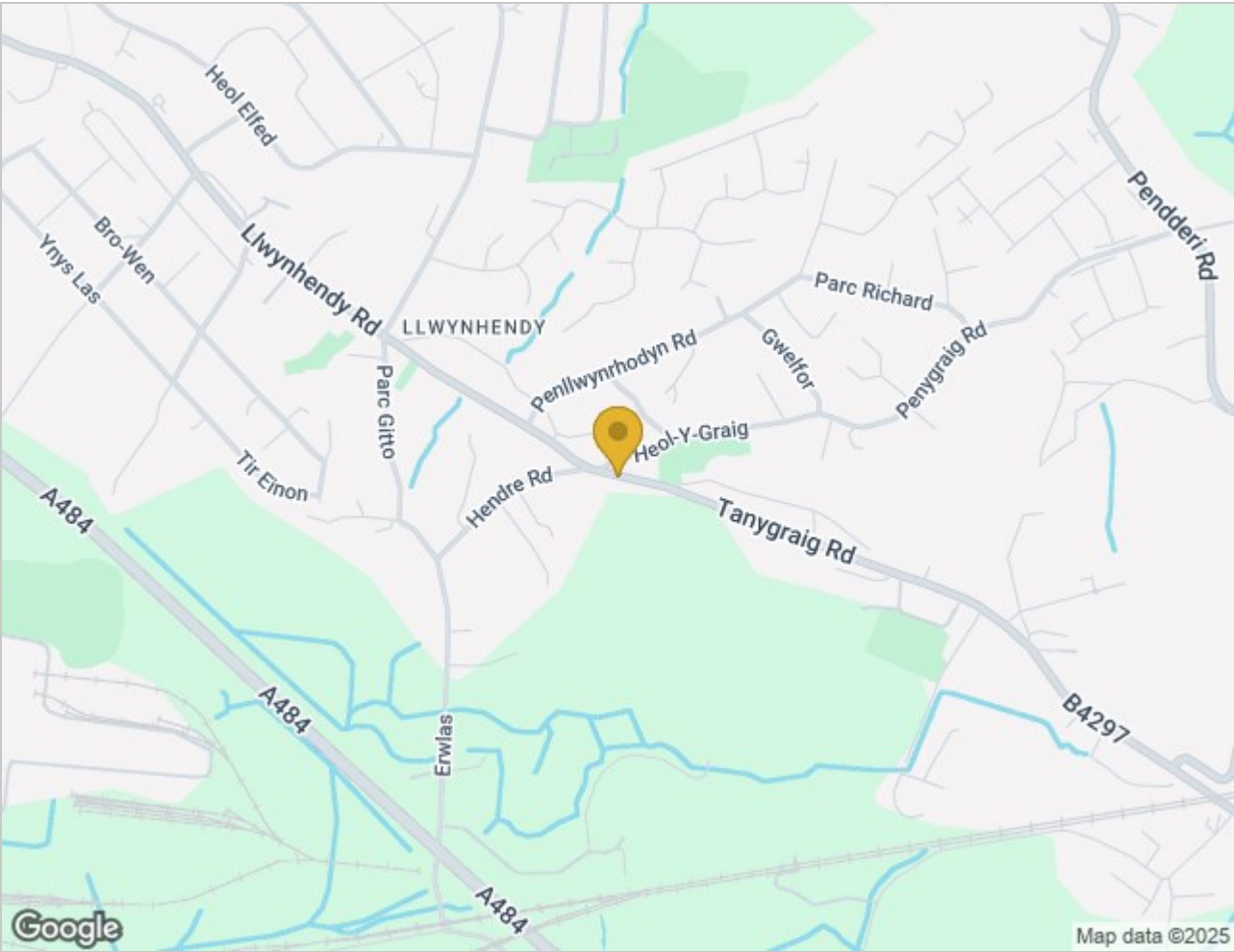
Enclosed tiered rear garden with lawned and patio areas, tiered decking area.

Off road parking to side leading to garage.

Garage



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



- Detached House
- Six Bedrooms, Three with Ensuite
- Four Reception Rooms
- Kitchen Diner
- Utility Room
- Detached Garage & Driveway
- Mains Gas, Electric & Drainage
- Council Tax - (August 2024)
- EPC - TBC
- Approx. m2 - TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	84
(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

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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 fitments 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.

