



18 Cefn Padrig, Llanelli, SA15 2DJ

£499,995

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Davies Craddock Estates are delighted to present this impressive detached residence, perfectly positioned within the highly sought-after and tranquil residential enclave of Cefn Padrig.

This substantial home offers an exceptional sense of space and flexibility, featuring a versatile layout thoughtfully arranged over three floors to accommodate the demands of modern family life. Boasting four to five generously sized bedrooms, the interior can be easily adapted to provide a dedicated home office, a quiet hobby room, or a playroom, with the upper elevations capturing far-reaching, panoramic views across the surrounding landscape. Externally, the home is further enhanced by a private driveway and a detached garage located to the rear, providing secure off-road parking with an enclosed garden with patio and lawn areas.

Location is paramount here; the property is situated just a stone's throw from the beach and the renowned Millennium Coastal Path, offering immediate access to miles of scenic shoreline, North Dock, and leisure facilities like the Machynys Peninsula Golf Club. Families will appreciate being within the catchment of well-regarded local schools, while the nearby Parc Trostre and Parc Pemberton Retail Parks provide a wealth of shopping and dining options just a short drive away.

Adding to the area's incredible appeal is the landmark Pentre Awel development, which brings a brand-new, state-of-the-art leisure centre, competitive-standard swimming pools, and extensive hydrotherapy facilities right to your doorstep.

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

Entrance

Door into:

Hallway

Stairs to first floor, wood effect flooring, under stairs storage cupboard, radiator.

Cloakroom

6'3" x 3'4" approx (1.92 x 1.04 approx)
Fitted with W/C, wash hand basin, radiator, window to fore, partly tiled walls, wood effect flooring.

Living Room

14'4" x 10'11" approx (4.37 x 3.34 approx)
French doors to rear with wooden shutters, wood effect flooring, radiator.

Kitchen Diner

25'7" x 8'7" approx (7.80 x 2.62 approx)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, integrated fridge freezer and dishwasher, space for washing machine, double oven with microwave and coffee machine, five ring gas hob with extractor fan over, kitchen island with storage, two radiators, two windows to side and window to rear, wood effect flooring.

Utility Room

8'7" x 5'7" approx (2.64 x 1.71 approx)
Fitted with wall and base units with worktop over, boiler (Ideal), space for tumble dryer, radiator, external door to rear.





First Floor Landing

Stairs to second floor, French doors to balcony, storage cupboard.

Bedroom

12'4" x 10'6" approx (3.77 x 3.21 approx)

Window to side with shutters, fitted wardrobes, radiator, door into:

Ensuite

6'0" x 7'6" approx (1.83 x 2.29 approx)

Fitted with W/C, hand wash basin, shower cubicle, radiator, window to rear, wood effect flooring, partly tiled walls,



Sitting Room

17'8" x 11'10" approx (5.41 x 3.62 approx)

Two windows to side and window to fore with shutters, wood effect flooring, radiator, opening into

Study/Office Space

7'6" x 8'7" approx (2.29 x 2.62 approx)

Window to side, radiator.

Second Floor Landing

Wood effect flooring, radiator.

Master Bedroom

17'8" x 11'6" approx (5.41 x 3.52 approx)

French doors to side (Juliette balcony), window to fore with shutters, fitted wardrobes, two radiators, door into:

Ensuite

7'6" x 8'7" approx (2.29 x 2.62 approx)

Fitted with W/C hand wash basin, shower cubicle, Velux window, wood effect flooring, tiled walls.

Bedroom

13'3" x 8'5" approx (4.04 x 2.58 approx)

Window to fore, wood effect flooring, fitted wardrobes, radiator.

Bedroom

12'5" x 8'7" approx (3.79 x 2.62 approx)

Window to side, wood effect flooring, radiator.

Bathroom

7'11" x 7'6" approx (2.42 x 2.29 approx)

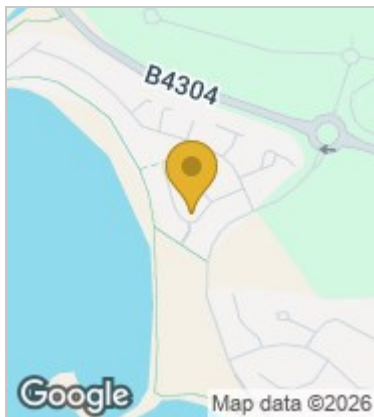
Fitted with W/C, hand wash basin, panelled bath, radiator, wood effect flooring, partly tiled walls.

External

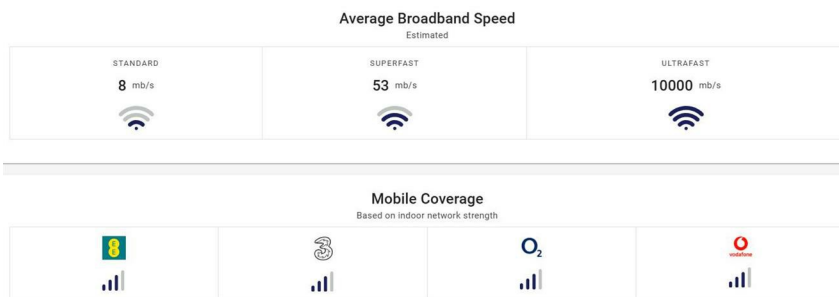
Enclosed rear garden with patio and lawn area. Driveway & garage to rear (not inspected)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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	



Total area: approx. 178.6 sq. metres (1922.5 sq. feet)

- Detached Property
- Three Storey
- Four/Five Bedrooms
- Two En-suits
- Driveway & Garage
- EPC - C (approx 177m2/1905ft2)
- Council Tax -G (March 26)
- Mains Electric, Water & Drainage
- Freehold
- No Chain

These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 firm's 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 along with any boundary plan, 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 in any instance.

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.

We'd love to hear what you think!

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A REVIEW**



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