



13 Sandy Road, Llanelli, Carmarthenshire SA15 4BR
£74,995

An excellent opportunity to purchase a TWO BEDROOM Cottage ,with NO CHAIN situated on Sandy Road Llanelli, within walking distance to Sandy Water Park, Llanelli Beach and Coastal Path and Local Primary and Secondary Schools. Located in the heart of Llanelli, this property provides easy access to local amenities, shops, and restaurants, making everyday living a breeze. Whether you're looking for a starter home or a quaint retreat, this terraced house on Sandy Road offers endless possibilities for you to make it your own. The property is in need of refurbishment and briefly consists of Lounge, Bathroom, Kitchen and Two Bedrooms. Externally there is a rear garden and Off Road Parking. Schedule a viewing today and envision the endless potential this charming property holds for you! EPC: E,

Tenure: Freehold , Council Tax Band: B.



Entrance:

Via uPVC entrance door into:

Lounge: 20'3" x 10'6" max approx (6.18 x 3.21 max approx)

Textured ceiling, uPVC double glazed window to front, two radiators, laminate flooring, fireplace, stairs to first floor, under stairs storage cupboard,



Bathroom: 7'6" x 6'0" approx (2.31 x 1.85 approx)

Textured ceiling, velux window, tiled walls, radiator, tiled flooring, low level W.C, pedestal wash hand basin, bath with shower over.

Kitchen: 10'2" x 9'9" approx (3.10 x 2.99 approx)

Textured ceiling, uPVC double glazed window to rear, uPVC double glazed door to rear, radiator, tiled floor, wall mounted boiler, range of wall and base units, worksurfaces over, stainless steel sink unit, sapce for cooker,

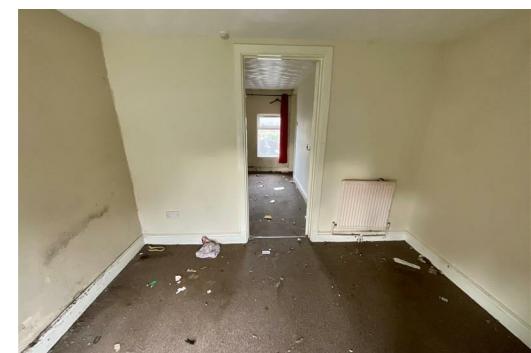
First Floor:

Landing:

Textured ceiling, opening into:

Bedroom One: 11'2" x 7'2" approx (3.42 x 2.19 approx)

Textured ceiling, uPVC double glazed window to front, radiator, door into:



Bedroom Two: 10'6" x 8'10" approx (3.22 x 2.71 approx)

Textured ceiling, access to loft, uPVC double glazed window to rear, radiator.

External:

To the rear of the property is an enclosed garden, storage shed, parking.

Tenure:

We have been advised that the property is Freehold

Council Tax Band:

We have been advised that the property is Band B.

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR



1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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