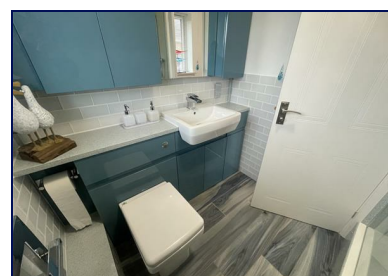


4 Sandpiper Road, Llanelli, Carmarthenshire, SA15 4SH



Offers in the region of £265,000



Immaculately presented and maintained three bedroom semi-detached house with integral garage and driveway on the sought after Sandy Water Park development.

The property has been extended to the ground floor, offering extra sitting room, rear porch and front porch. Selling points include, easy off road parking, integral garage (could be made into living space), modern walk in shower room upstairs, downstairs wash room, a modern feel, walks to the coastline, into town, or commutes along the main coastal A484. Primary and secondary schools can all be accessed.

The rear garden has been lovingly landscaped having top and lower patios, all fully enclosed.

No onward buying chain.

EPC: C Square Metres: 84 Pending Council Tax Band: D

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RICS



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PROTECTED

Entrance Porch

Double french doors to front and glazed to side.



Hall

Stairs to first floor, open understair, carpet, radiator.



Downstairs wc.

Wc, wash hand basin, window facing front, part tiled walls, consumer unit, radiator, wet room floor.



Living Room

14'3" x 9'4" (4.35 x 2.85)

Window to front, radiator, carpet, opening to dining room.



Dining Room

9'2" x 9'0" (2.80 x 2.75)

Radiator, carpet, opening to sitting room.



Sitting Room

9'3" x 5'11" (2.82 x 1.81)

Sliding doors to garden, window to side, radiator, carpet.



Kitchen

11'6" x 7'9" (3.51 x 2.37)

Range of base and wall units, worktop, sink ceramic, freestanding cooker space, space for fridge freezer, laminate flooring, part tiled walls, window to rear, door to rear porch, radiator.



Rear Porch

8'6" x 7'1" (2.61 x 2.16)

Door to rear, glazed to two sides, sloping roof, door & window into garage, laminate flooring



Integral Garage

17'4" x 8'6" (5.30 x 2.61)

UP and over garage door, electrics, spaces for washing machine & tumble dryer.

FIRST FLOOR

Landing

Window to side, loft access, carpet, airing cupboard housing combi boiler.



Bedroom 1

11'7" x 10'0" (3.55 x 3.05)

Window to front, carpet, radiator, built in wardrobes.



Bedroom 2

10'0" x 8'11" (3.06 x 2.73)

Window facing rear, radiator, built in wardrobe, carpet.



Bedroom 3

8'5" x 7'2"(3'10") (2.57 x 2.20(1.18))

Window facing front, radiator, cupboard, carpet.



Shower Room

Walk in shower, hidden cistern wc, vanity housed wash hand basin, storage units and mirror, ceramic flooring, part quartz engineered stone walls, radiator, window facing rear.



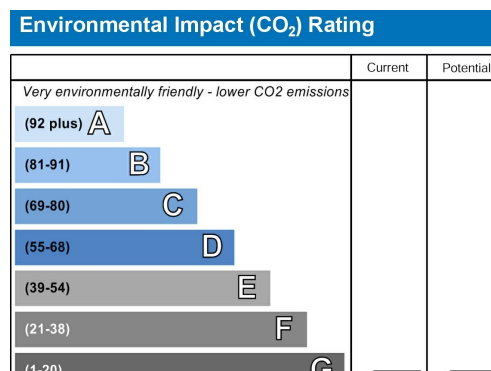
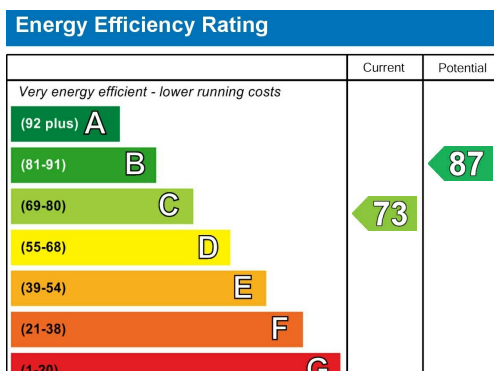
Externally

Front garden laid to lawn and mature tree, side access gate to rear. Rear garden has top expanse of patio terrace, lawn and mature planting, lower patio and shed, fenced boundary.



Services

Advised all services are mains. Wide angled lens has been used on occasion.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.