

6 Curlew Close, Sandy Waterpark, Llanelli, Carmarthenshire, SA15 4SR



Offers in the region of £495,000



A Detached house located in a much sought after development at Sandy Water Park, recently updated by the current owners. Viewing is highly recommended to appreciate the beautifully presented accommodation, situated in an enviable location overlooking the lake and the benefit of the stunning Millenium Coastal path and Beach close by. Deceptively spacious, this delightful home has all the elements for family living, with ample off road parking to the front and a good sized, level garden to the rear, ideal for outdoor entertaining.

The accommodation comprises of Entrance Hallway, Cloakroom, Open plan Lounge/Diner/Kitchen, Utility Room, Storage Room, Snug, Conservatory, Four Bedrooms, En-suite & Bathroom.

Viewing By Appointment.

EPC: C Square Metres: 134 Council Tax - E

Mallard
chartered surveyors · estate agents · lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS



naea | propertymark

PROTECTED

Entrance Hallway

Via composite entrance door, stairs to first floor, Amtico LVT flooring throughout downstairs except utility, radiator, smooth & coved ceiling.



Cloakroom

Low level W.C., wash hand basin set in vanity unit, heated towel rail, uPVC double glazed window to front with obscure glass, Amtico LVT flooring, smooth ceiling



Lounge

13'7" x 10'9" (4.15 x 3.30)

uPVC double glazed bay window to front, Amtico LVT flooring, radiator, smooth & coved ceiling, opening through to:



Kitchen/Diner

20'6" x 13'0" (6.26 x 3.98)

Fitted with a range of base, wall, drawer & pantry units with Corian worksurface over, incorporating sink and drainer & Quooker Tap, built in Miele electric oven, grill and induction hob, built in Miele microwave, space for fridge/freezer, Amtico LVT flooring, partly tiled walls, two vertical radiators, central island with complimentary worksurface over and storage space below, smooth & coved ceiling with spotlighting, understairs storage cupboard, uPVC double glazed window to rear, uPVC double glazed French doors to rear, opening through to:



Snug

8'4" x 7'1" (2.55 x 2.18)

Vertical radiator, smooth ceiling, Amtico LVT flooring, leading through to:



Conservatory

12'0" x 8'5" (3.68 x 2.58)

New frame, uPVC double glazed windows to side & rear and warm roof recently installed, uPVC double glazed French doors to side, smooth ceiling with spotlighting, Amtico LVT flooring.



Utility Room

10'5" x 8'0" (3.20 x 2.44)

Fitted with a range of base & wall units with complimentary worksurface over, composite sink unit, wine fridge, plumbing for washing machine, space for tumble dryer, walls tiled over worksurface, uPVC double glazed window to side with obscure glass, Laminate flooring, smooth ceiling with spotlighting, door to :



Storage Room

5'6" x 8'7" (1.69 x 2.63)

Part of the original garage, roller shutter door, lighting, access to attic space with ladder installed.

First Floor

Landing

Access to attic Space with ladder installed, textured & coved ceiling, airing cupboard housing wall mounted gas central heating boiler & slatted shelving, new carpet recently fitted to stairs & landing.

Bedroom 1

11'11" x 9'11" (11'11" into bay) (3.64 x 3.03 (3.64 into bay))

uPVC double glazed French doors to rear with Juliet balcony, radiator, textured ceiling, new carpet recently fitted.



En-suite

Fitted with a three piece suite comprising of built in shower, wash hand basin set in vanity unit, low level W.C., built in storage cupboard and display shelving, extractor fan, tiled flooring, heated towel rail, uPVC double glazed window to side with obscure glass, smooth ceiling with spot lighting, fully tiled walls.



Bedroom 2

11'11" x 7'10" (3.64 x 2.40)

uPVC double glazed window to front, radiator, textured ceiling, new carpet recently fitted.



Bedroom 3

8'3" x 9'10" (2.52 x 3.01)

uPVC double glazed window to rear, radiator, textured ceiling, fitted wardrobes, new carpet recently fitted.



Bedroom 4

7'4" x 8'3" (2.25 x 2.52)

uPVC double glazed window to front, radiator, textured ceiling, new carpet recently fitted.



Bathroom

Fitted with a three piece suite comprising of panelled bath with mains thermostatic tap & wall mounted shower head, wall mounted wash hand basin and low level W.C., extractor fan, fully tiled walls, laminate floor tiles, textured ceiling, heated towel rail, uPVC double glazed window to side with obscure glass.

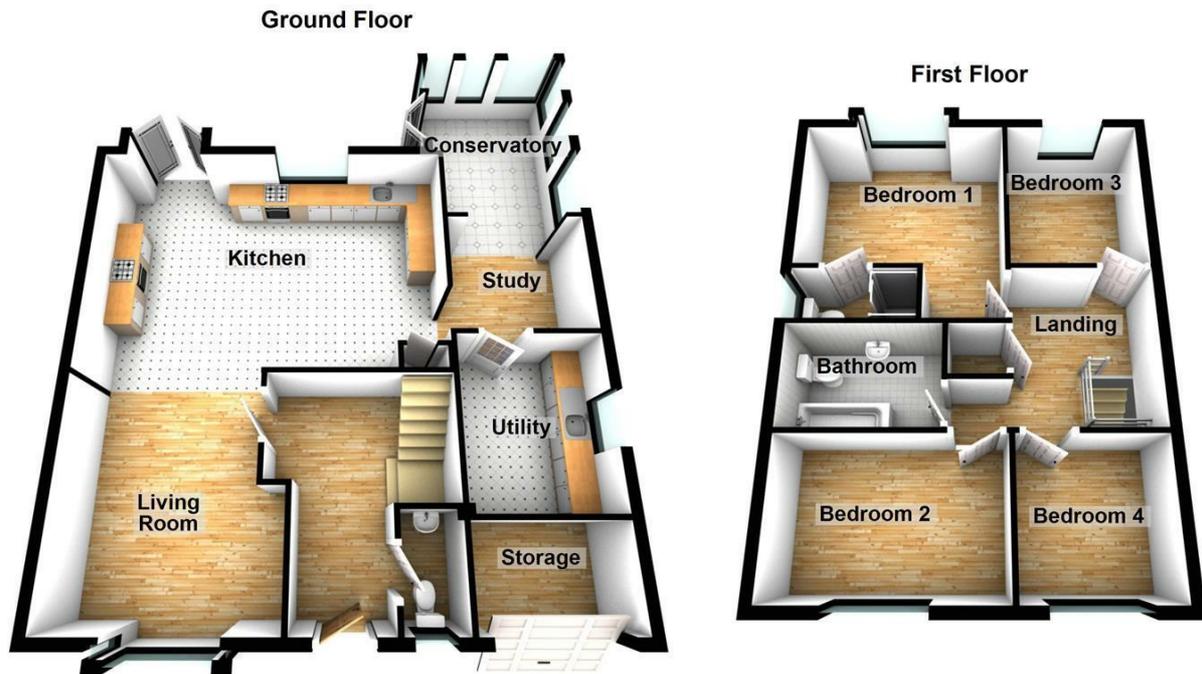


External

Front driveway and area laid with gravel, gated side access to rear garden laid with artificial grass, new pergola with led lighting, raised bed, timber storage shed with power & lighting, areas laid to gravel and ornamental chippings, hedging to border, raised bed with artificial grass, composite storage shed







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	72	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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.