

7 Curlew Close, Sandy Water Park, Llanelli, Carmarthenshire, SA15 4SR



Asking price £495,000



Outstanding plot, a rare lakeside location in sought after Curlew Close in the Sandy Water Park development. This four bedroom detached property is superbly presented, and your rear view extends across the lake. Inside and out this home has been lovingly maintained. Landscaped grounds, one of the largest driveways on the development, and extended conservatory to rear.

The living space offers one larger living room, dining room, utility, downstairs w.c., modern kitchen, integral garage to ground floor, and the four bedrooms, en-suite and bathroom to first floor. The lakeside views are so lovely.
EPC: C Square Metres: 118sqm Council Tax Band: F

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Entrance Hall

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



Downstairs W.C.

W.C., wall mounted wash hand basin, radiator, tiled floor, part tiled walls, extractor fan.



Front Dining Room

10'6 x 10'1 (3.20m x 3.07m)

Box bay window to front, carpet, radiator.



Living Room

23'7(11'2) x 16'0(9'0) (7.19m(3.40m) x 4.88m(2.74m))

L-shape space, window to front, doors into conservatory, solid oak herringbone floor, fireplace housing electric fire, two radiators.



Conservatory

12'9 x 10'5 (3.89m x 3.18m)

Glazed to three sides, French doors to garden, views over garden and lake, radiator, tiled floor, opaque roof.



Kitchen

11'6 x 11'2 (3.51m x 3.40m)

Window to rear, door into utility, modern kitchen range comprising of base and wall units, stone worktop housing one and half bowl sink, built in high level double oven, built in fridge freezer, six ring gas hob, spots to ceiling, dishwasher space, part tiled walls, glass splashback, tiled floor.



Utility

6'7 x 5'7 (2.01m x 1.70m)

Door and window to rear, base and wall units, worktop housing sink, part tiled walls, tiled floor, door into integral garage, space for washing machine, space for tumble dryer.



Integral Garage

18'10 x 8'3 (5.74m x 2.51m)

Wall mounted consumer unit, double doors to front, electrics.

FIRST FLOOR

Landing

Loft access hatch, carpet, airing cupboard housing radiator and wall mounted boiler.

Bedroom 1

13'0 x 9'8 (3.96m x 2.95m)

Window facing rear with outstanding views, wall of mirrored wardrobes, carpet, radiator, door to en-suite.



En-Suite Shower Room

6'6 x 5'7 (1.98m x 1.70m)

Window facing rear, radiator, corner shower, w.c., wash hand basin, respertex walls, vinyl cushion flooring.



Bedroom 2

9'9 x 9'8(7'3) (2.97m x 2.95m(2.21m))

Window facing front, carpet, radiator.

Bedroom 3

13'5 x 9'4 (4.09m x 2.84m)

Window facing front, radiator, carpet, sliding mirrored built in wardrobe.



Bedroom 4/Study

9'2 x 7'6 (2.79m x 2.29m)

Window facing rear with lake views, radiator, carpet.



Bathroom

9'2 x 6'8 (2.79m x 2.03m)

Bath with handheld shower, w.c., wash hand basin, part tiled walls, airing cupboard, carpet to floor, window ro front, dado rail, extractor fan, radiator.



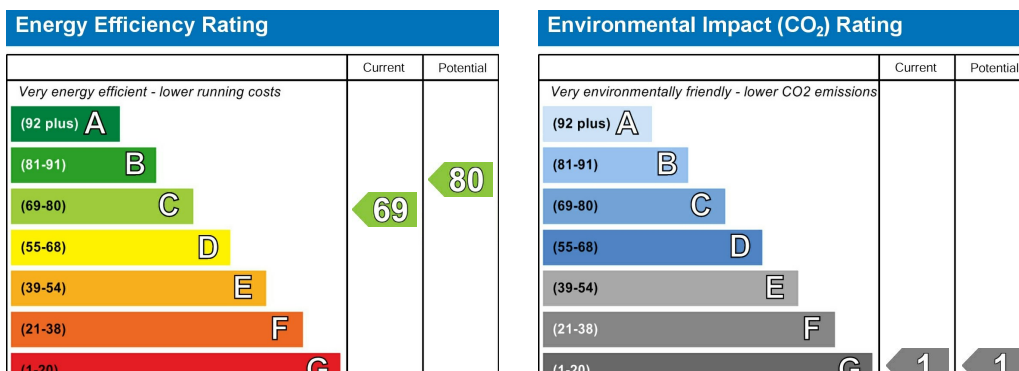
Externally

Front expansive driveway for multiple vehicles, landscaped bed, side gated access for bin storage area. The rear has been extensively landscaped with patio seating terrace, gravelled beds, fishpond, external electric sockets, outside tap, outside lighting, views across the lake and beyond. Outside storage shed.



Services

We are advised all services are mains. Wide angled lense 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

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