



## **18 Cefn Padrig, Llanelli, SA15 2DJ**

### **Offers Over £475,000**

Beautifully presented and arranged over three spacious floors, this IMPRESSIVE FOUR BEDROOM DETACHED HOME offers an outstanding blend of flexibility, comfort and contemporary living. Designed to adapt effortlessly to modern family life, the versatile layout provides four generous bedrooms, including TWO with EN-SUITE BATHROOMS, alongside a first floor RECEPTION ROOM & an ADJOINING STUDY that could equally serve as a home office, snug or playroom. On the ground floor and at the heart of the home, the spacious KITCHEN/DINING ROOM with its central island creates a sociable hub for everyday living & entertaining, complemented by a separate utility room, wc & a stunning living room opening out to the garden. Elevated across the upper floors, the property enjoys attractive estuary views, with balconies, elegant oak woodwork and bespoke shutters adding a touch of character & refinement, while the well-proportioned rooms create a wonderful sense of light, space and comfort.

Outside, the enclosed rear garden has been designed for relaxed, low-maintenance living, offering the perfect setting for outdoor dining, family time or simply unwinding after a walk along the coast. A driveway and garage provide secure parking and excellent storage, making this an ideal lock-up-and-leave home without compromising on space. Perfectly positioned just moments from the Millennium Coastal Path, North Dock, Llanelli Beach and Machynys Peninsula Golf & Country Club, the property places an active coastal lifestyle right on the doorstep. The landmark Pentre Awel development further enhances the area's appeal, while excellent schools, Parc Trostre Retail Park and superb transport links combine convenience with the very best of South Wales coastal living. Call to view now!

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### **Hallway**

11'7" x 7'1" (3.55 x 2.18)

Spacious entrance with wood effect flooring, radiator and useful under-stairs storage cupboard. Provides access to the kitchen/dining room, living room, utility room & wc.

### **Living Room**

15'1" x 10'8" (4.60 x 3.26)

Beautifully presented ground floor living room featuring wood effect flooring, radiator and pvcu patio doors with natural wood shutters, opening directly onto the garden and creating a seamless connection between the indoor & outdoor living areas.

### **Kitchen**

17'4" x 11'7" (5.30 x 3.54)

A stylish kitchen designed for modern living, combining practicality with a sociable layout ideal for entertaining and everyday family life. The well-appointed kitchen features a central island, generous workspace/storage, integrated appliances, including a coffee machine, dishwasher, washing machine, double ovens & microwave. Natural wood shutters to the windows add a touch of warmth and elegance, while windows to the side and rear fill the room with natural light. The open connection to the dining area creates a welcoming hub at the heart of the home.

### **Dining Room**

8'7" x 8'6" (2.64 x 2.61)

With space for a full size dining table, open to the kitchen and forming a seamless, sociable setting for family meals & entertaining. Finished with wood effect flooring & pvcu windows.

### **Utility Room**

8'7" x 5'7" (2.64 x 1.71)

Comprising wall & base units, worktop & boiler, with space for undercounter appliances. External door to the garden.

### **WC**

6'3" x 3'6" (1.91 x 1.09)

With pvcu windows, radiator, sink and wc.

### **Landing**

13'8" x 8'7" widest (4.19 x 2.62 widest)

Landing space with pristine white walls which contrast beautifully with the warm woodwork and natural wood shutters. Featuring pvcu patio doors opening onto the

balcony, showcasing stunning sea views. Further stairs lead to the second floor, creating a sense of space and flow throughout the home.

### **Second Reception Room**

17'5" x 11'7" (5.31 x 3.55)

A beautifully presented second living space featuring a clean, contemporary aesthetic with warm oak woodwork and natural wood shutters framing stunning sea views. The room is centred around an electric fireplace, creating a cosy focal point, while the open connection to the study provides a versatile space ideal for working from home or relaxing.

### **Study**

8'7" x 8'1" (2.62 x 2.48)

With wood effect flooring, radiator and pvcu windows. A versatile space suitable as a home office, playroom, or snug.

### **Bedroom Four**

12'1" x 10'7" (3.70 x 3.25)

A fantastic double bedroom designed comprising wood effect flooring, built-in wardrobe, radiator and pvcu windows with natural wood shutters. The room enjoys a clean, contemporary finish with a private en-suite.

### **En-Suite Two**

7'4" x 5'5" (2.26 x 1.66)

Part-tiled bathroom with pvcu windows, wood effect flooring, shower, sink & wc.

### **Upper Landing**

8'0" x 4'6" (2.45 x 1.38)

Upper landing space with access to bedrooms one to three and the family bathroom.

### **Bathroom**

7'10" x 7'4" (2.41 x 2.25)

Family bathroom with part-tiled walls, radiator, bath, sink and wc.

### **Bedroom One**

17'5" x 11'7" (5.31 x 3.55)

A stunning top floor main bedroom featuring wood effect flooring, radiator and pvcu windows & doors with natural wood shutters, opening onto a Juliet balcony and showcasing impressive estuary & beach views. A door leads directly to the en-suite, creating a luxurious and tranquil retreat.

**En-Suite One**

8'6" x 8'0" (2.61 x 2.45)

A spacious part-tiled en-suite featuring a corner double shower, wash hand basin and wc, with generous proportions offering the potential to incorporate a freestanding bath for an enhanced luxury finish.

**Bedroom Two**

13'1" x 8'11" (4.00 x 2.73)

Second double bedroom located on the 2nd floor, with wood effect flooring, radiator and pvcu windows (& shutters) to the front aspect with estuary views.

**Bedroom Three**

12'1" x 8'1" (3.69 x 2.47)

Third 2nd floor bedroom with wood effect flooring, radiator and pvcu windows.

**External & Location**

Occupying an attractive corner position, this property enjoys a private and thoughtfully designed exterior that perfectly complements the low-maintenance lifestyle on offer. A private driveway leads to the detached garage, providing secure off-road parking and excellent storage. The enclosed rear garden combines patio and lawn areas, creating an ideal setting for outdoor dining, entertaining or relaxing in the warmer months, with direct access from both the driveway and the living room patio doors, seamlessly connecting indoor and outdoor living. A sit-out balcony from the first-floor landing provides the perfect spot to enjoy a morning coffee while taking in the estuary views, while the top-floor main bedroom benefits from a Juliet balcony that frames the stunning coastal outlook, adding a truly special finishing touch to this exceptional home.

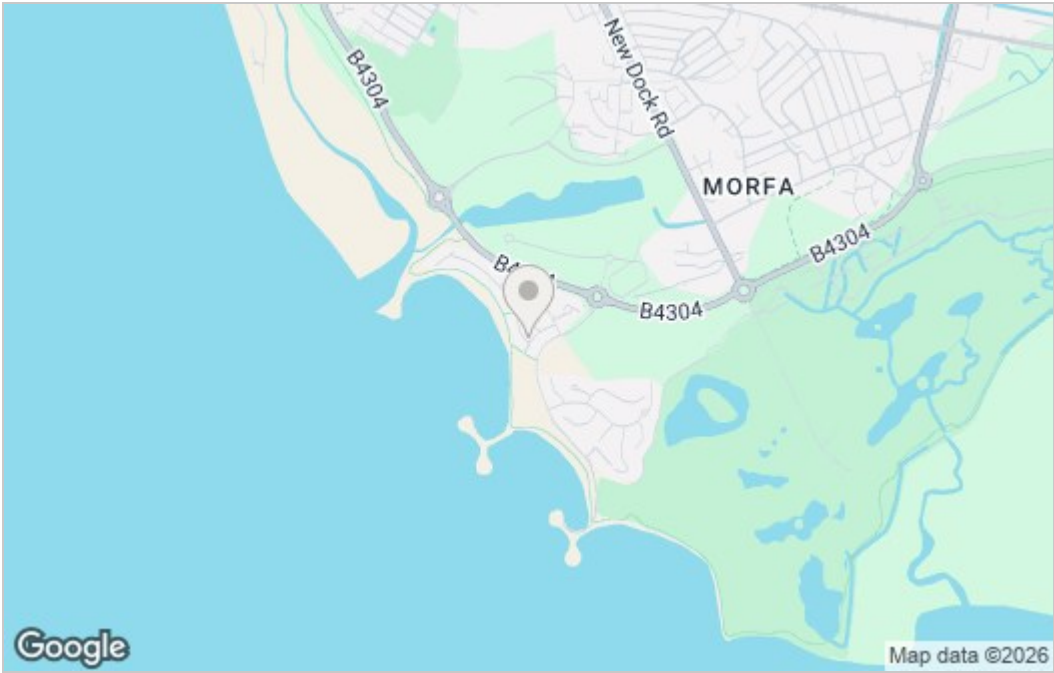
Perfectly positioned within the sought-after coastal setting of Cefn Padrig, this home offers the rare opportunity to embrace an active seaside lifestyle while remaining exceptionally well connected. The Millennium Coastal Path is just moments away, providing miles of scenic walking and cycling routes along the estuary, with stunning coastal scenery, beaches, Llanelli Marina and Machynys Peninsula Golf & Country Club all close by. The elevated position allows you to enjoy attractive estuary views, while the wider Gower Peninsula is easily accessible for those looking to explore some of South Wales' most breathtaking beaches and countryside. Despite its

peaceful coastal surroundings, the property is ideally placed for everyday convenience, with Llanelli town, Parc Trostre Retail Park and excellent road links including the M4 corridor within easy reach.

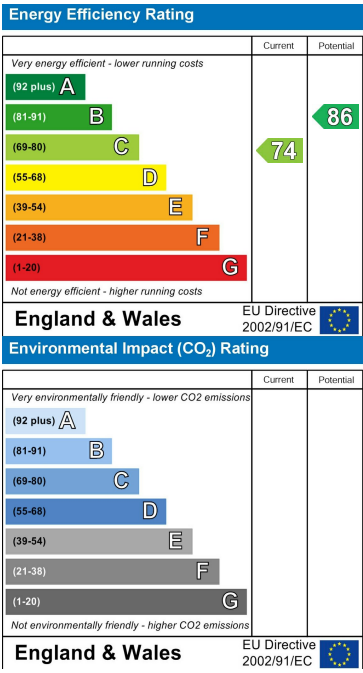
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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