

Modernized to an excellent standard with light and roomy accommodation. Integral Garage enclosed low maintenance garden with summer House. Dont Miss This Diamond.



11 Sandpiper Road, Llanelli, Carmarthenshire. SA15 4SG.

£230,000 Offers in Excess of

R/4097/NT

First Viewer will purchase this lovely family home and most definitely suitable for first time purchasers. Offering light and roomy accommodation. The property has had extensive modernization which includes kitchen, bathroom and double glazed units for windows and doors. Bi Folding doors to the rear opening out to the low maintenance garden area with summer house. A truly lovely property with internal viewing highly recommended.

Situated a short walk from Sandy Water Park and close to the water front and access to the coastal path ideal for walkers and cyclists alike. Llanelli offers excellent facilities including shops, schools, college, leisure facilities and cinema, bus and main line train stations. 2 Golf courses at Machynys and Ashburnham. Pembrey Country Park is 5 miles with dry ski slope, enclosed cycle track, woodland walks and large sandy beach.



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Hallway

The hallway is entered by a composite door from the front, stairs to the first floor, access to the integral garage, laminate flooring, radiator. Doors to:

WC

Frosted double glazed window to the front. WC , wall mounted wash basin. Tiled flooring, localized wall tiles, radiator.

Bedroom 3 / Sitting Room



2.77m x 2.3m (9' 1" x 7' 7")

Double glazed trifold doors to rear looking out onto the low maintenance garden and summer house. Laminate flooring.

Utility

2.03m x 1.37m (6' 8" x 4' 6")

The utility has a double glazed door to rear. Under counter cupboard with a worktop over and space and plumbing for a washing machine. Tiled flooring, chrome heated towel rail, wall mounted Gas boiler which runs the hot water and central heating system, localized wall tiles.

First floor landing

Double glazed window to rear, laminate flooring, radiator, stairs to second floor. Doors to:

Kitchen / Dining Room



4.65m x 2.82m (15' 3" x 9' 3")

Double glazed window. Fitted with a range of high gloss wall and base with white Quartz worktop over. Built in dishwasher, wine cooler, a double combination microwave oven and grill and space for an American style fridge freezer. Induction hob with extractor fan over and under counter lighting. Tiled flooring with under floor heating, spot lights and coved ceiling. There is also a built in cupboard with a worktop over.

Lounge



2.95m x 5.00m (9' 8" x 16' 5")

Two double glazed windows to the front, laminate flooring, a radiator and textured and coved ceiling.

Landing

Double glazed window to rear, laminate flooring, radiator, storage cupboard, textured ceiling with access to the loft.

Doors to:

Bedroom 2



3.12m x 2.26m (10' 3" x 7' 5") Double glazed window to rear, built in wardrobe with sliding doors, laminate flooring and radiator.

Bathroom



2.87m x 1.57m (9' 5" x 5' 2")

Modern high specification shower room including a chrome heated towel rail, a triple high gloss under sink vanity unit and a back lit heated mirror. Tiled flooring and tiled walls, spot lights to ceiling.

Bedroom 1



4.45m x 2.97m (14' 7" x 9' 9")

Two double glazed windows to the front, built in wardrobe with sliding doors, laminate flooring, two radiators.

Integral Garage

5.2m x 2.7m (17' 1" x 8' 10") The garage has an up and over door, and electricity.

Externally



Drive with parking to front. Rear enclosed low maintenance garden area with Summer House.

Tenure and Possession

We are advised that the property is Freehold

Council Tax

The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band for the property is to be confirmed.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

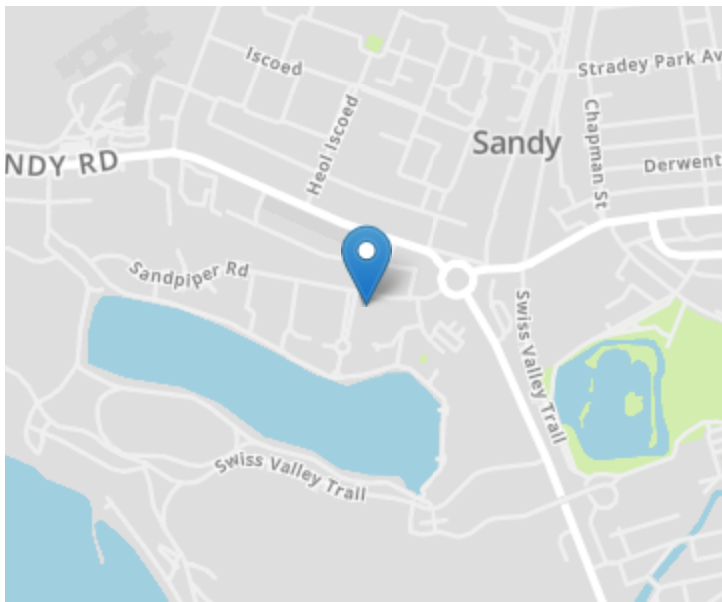
Directions

From Carmarthen follow the A 484 to Llanelli entering from Pembrey and Burry Port. Pass the College Campus and at the mini roundabout by Cawdor Cars Garage carry straight on second junction through the traffic lights and at the next roundabout take the 3rd junction off into Sandpiper Road and carry on pass the Sandpiper Public house and the property will be found after 75 yards on the left hand side.

Viewing: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or carmarthen@morgananddavies.co.uk

All properties are available to view on our Website - www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'chat to us'

To keep up to date please visit our website, Facebook and Instagram Pages



For further information or to arrange a viewing on this property please contact :

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