

10 Sandpiper Road, Llanelli, SA15 4SH



Offers in the region of £295,000



A link-detached house, immaculately presented throughout, situated on the popular Sandy Water Park Development, close to the Lake, Local Beach and Coastal Park with its miles of coastal cycling and walking paths to enjoy. The property has been re-furnished by the current owners over the last few years to include new kitchen, bathroom and landscaped garden with delightful patio and decked areas to enjoy, along with a timber Summer House and storage shed.

The accommodation comprises of Entrance Hallway, Lounge, Kitchen/Diner, Sitting Room, Cloakroom/Utility, Three Bedrooms & Bathroom. Externally there is also a lawned area to the rear with flower beds and part paved, part concrete driveway to the front providing off road parking.

Viewing is recommended and by Appointment.
EPC Rating - C, Square Metres - 85 Council Tax - C

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PROTECTED

Entrance Hallway

Via uPVC double glazed front door, stairs to first floor, radiator, textured ceiling, laminate flooring.

Lounge

11'6" x 15'8" (3.53 x 4.80)

uPVC double glazed bay window to front, coved & smooth ceiling, radiator.



Kitchen/Diner

14'11" x 8'7" (4.55 x 2.62)

Fitted with a range of base & wall units with Corian worksurface & drainer over, 1 1/2 stainless steel sink unit with waste disposal unit, built in electric oven, separate grill & 5 ring hob with extractor hood over, integrated dishwasher, integrated fridge, soft laminate flooring, Corian splashback, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear with side window, textured ceiling, understairs storage cupboard, wall unit housing gas central heating condensing boiler.



Sitting Room

10'7" x 8'5" (3.23 x 2.58)

uPVC double glazed window to front, radiator, laminate flooring, smooth & coved ceiling.



Rear Hallway

Radiator, uPVC double glazed door to rear with obscure glass, smooth ceiling, space for fridge/freezer, access to loft space with pull down ladder, Louvre swing doors to:



Cloakroom

Low level W.C, wash hand basin & vanity unit, plumbing for washing machine, fitted worktop, partly tiled walls, tile effect laminate flooring, smooth ceiling.



First Floor

Landing

Access to loft space, airing cupboard, textured ceiling.



Bedroom 1

8'6" x 13'8" (2.60 x 4.18)

uPVC double glazed window to front, radiator, textured ceiling.



Bedroom 2

11'0" x 8'5" (3.37 x 2.59)

uPVC double glazed window to rear, radiator, textured ceiling.



Bedroom 3

6'9" x 6'2" (2.08 x 1.89)

uPVC double glazed window to front, radiator, textured ceiling, built in cupboard with shelving.



Bathroom

Fitted with a three piece suite comprising of walk in shower, built in vanity unit & base unit with low level W.C and wash hand basin, fully tiled walls, tiled flooring, heated towel rail, extractor fan, uPVC double glazed window to rear with obscure glass, smooth ceiling with spotlighting.



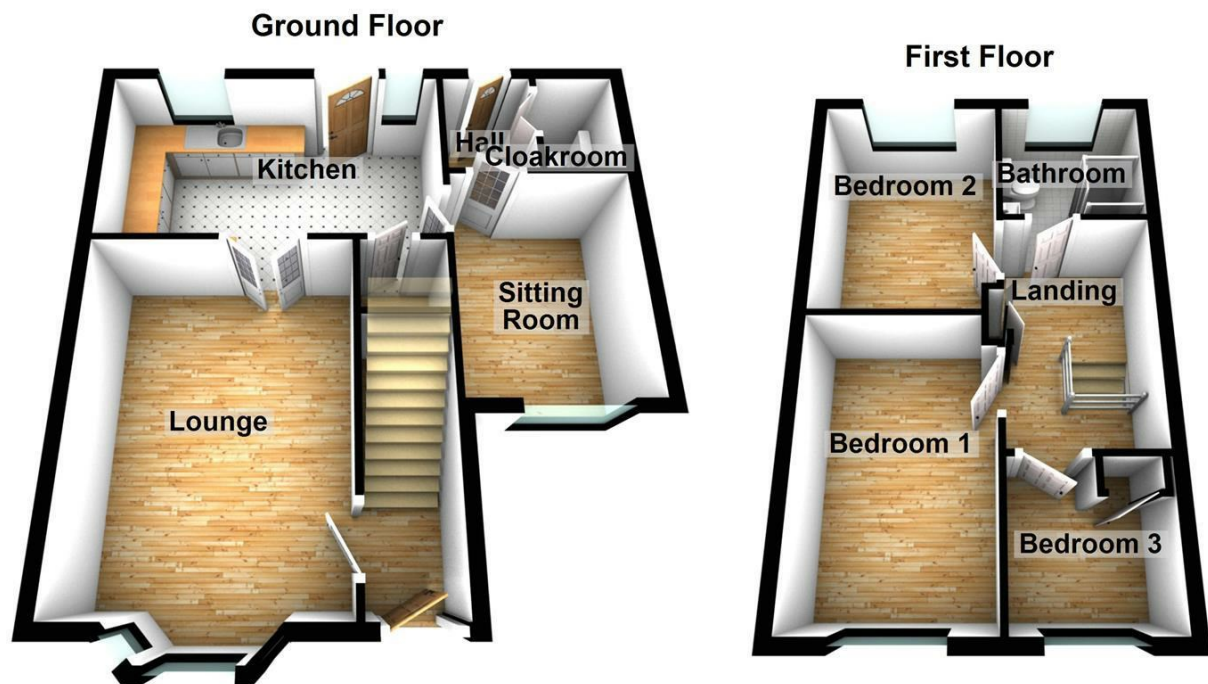
External

Front laid with ornamental chippings & paved driveway, concrete driveway, raised bed with various flowers & shrubbery, gated side access to rear with paved patio, flowers beds, outside tap, two double electric sockets, timber summer house/workshop & separate storage shed, pergola with poly-carbonate roof & pull down shelf, garden laid to lawn, flower bed with an abundance of flowers, decked area.



Services

Mains gas, electric, water & drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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

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.