



## Sandy Road, Stradey, Llanelli, SA15 4DH

This Traditional, Bay Fronted, End of Terrace property is sat on a corner plot, conveniently located for ease of access to Llanelli Town Centre and within walking distance of the All Wales Coastal Path, local schools and College. The property within briefly comprises: Entrance Hallway, Lounge, Kitchen/Dining Room, Utility Room and Cloakroom to the Ground Floor, with Three Bedrooms and Bathroom to the First Floor. Externally there are Front, Side and Rear Gardens, plus Driveway and Garage to the side.

**VIEWING HIGHLY RECOMMENDED TO APPRECIATE**

**£149,950**

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**ENTRANCE**

UPVC double glazed doors with clear glass panels into:

**VESTIBULE**

Skimmed ceiling, tiled flooring, part tiled walls, wooden door with obscure glass side and top panel into:

**HALLWAY**

Skimmed ceiling, stairs to first floor, radiator, picture rail, door into:

**LOUNGE 4.491m into bay x 3.504m (14'9" into bay x 11'6")**

Skimmed ceiling, uPVC double glazed bay window to front, radiator, television aerial point, telephone point.

**KITCHEN/DINING ROOM 5.281m x 3.710m (17'4" x 12'2")**

Skimmed ceiling, two uPVC double glazed windows to side, door into understairs storage cupboard, radiator, tiled flooring, space for table and chairs, fitted with a range of wall and base units with complementary work surface over, walls tiled to splash back, integrated fridge freezer, built in dishwasher, built in eye level electric oven, built in eye level microwave, built in four ring electric hob with stainless steel chimney hood over, double ceramic sink with mixer tap, wooden door with clear panels and matching side and top panel into:

**UTILITY ROOM 4.589m x 1.468m (15'1" x 4'10")**

Skimmed and polycarbonate ceiling, uPVC double glazed window to rear, two uPVC double glazed obscure glass windows to rear, radiator, three wall mounted lights, fitted with a range of wall and base units with work surface over, plumbing for washing machine, built in tumble dryer, cupboard housing 'IDEAL' gas combination boiler, folding door into:

**CLOAKROOM**

Skimmed ceiling, fully tiled walls, uPVC double glazed window to rear, radiator, tiled flooring, fitted with a two piece suite comprising: pedestal wash hand basin and WC.

**FIRST FLOOR**

**LANDING**

Skimmed ceiling, uPVC double glazed window to side, smoke detector.

**BATHROOM 2.257m x 2.099m (7'5" x 6'11")**

Skimmed ceiling, uPVC double glazed window to rear, extractor fan, loft access hatch, tiled flooring, wall mounted heated towel rail, fitted with a three piece suite comprising: bath with shower over, pedestal wash hand basin and WC.

**BEDROOM ONE 3.743m x 3.574m (12'3" x 11'9")**

Skimmed ceiling, uPVC double glazed window to rear, radiator, picture rail.

**BEDROOM TWO 4.439m into bay x 3.550m (14'7" into bay x 11'8")**

Skimmed ceiling, picture rail, uPVC double glazed bay window to front, radiator.

**BEDROOM THREE 2.428m x 1.987m (8'0" x 6'6")**

Skimmed ceiling, picture rail, uPVC double glazed window to front, radiator.

**EXTERNAL**

**FRONT**

Enclosed front garden laid to lawn with gated footpath leading to entrance door, lawn and paved area to side with gated driveway providing parking for one vehicle and garage.

**GARAGE**

Up and over door, pedestrian door to side.

**REAR**

Lawned area, patio area, two external lights, two outbuildings (one housing WC).

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01554 784 400



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.