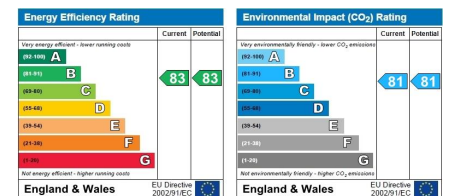




16 Cefn Padrig, Llanelli SA15 2DJ

Offers in the region of £260,000

Detached 3 Bedroom Property
Driveway Parking for Two Cars & Garage
Large Conservatory
Balcony & Ensuite to Master
EPC: B 83



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LF/RO/67024/120119

DESCRIPTION

Viewing is highly recommended to appreciate the location of this extremely well-presented property. Situated on the Llanelli coastline, the property is within walking distance to the beach.

This modern property, built in 2011, is, in our opinion, a suitable family home boasting a modern kitchen diner with integrated appliances, including oven, fridge and wine cooler. The property has the advantage of a good size conservatory and three bathrooms with balcony and ensuite to master.

To the rear of the property is a level enclosed garden and to the front a paved driveway which fits approximately two cars and leads to single garage.

Cefn Padrig is located in a sought after and now well-established residential development and has good road links to both Burry Port on to Carmarthen and Trostre Retail Park on to Llanelli or Swansea.

HALLWAY

Enter via a double glazed front door, radiator, stairs to floor, storage cupboard under stairs.

CLOAKROOM

White suite comprising vanity wash hand basin and w.c. radiator, extractor fan, part tiled walls, tile flooring.

LOUNGE

22'10/18'5 x 10'3 (6.96m x 3.12m)

Double glazed window to front, double glazed French doors to garden, radiator.

KITCHEN/BREAKFAST ROOM

18'5 x 8'10 (5.61m x 2.69m)

Fitted with a range of high gloss wall and base units with work surfaces over, 1½ bowl stainless steel sink unit with drainer, integrated dishwasher, gas hob with chimney extractor over, built-in electric oven, integrated fridge and wine coolers, spot lights, tiled splash back, tiled floor, double glazed window to front, double glazed window to side, double glazed French doors to;

CONSERVATORY

15'11 x 12'9 (4.85m x 3.89m)

Half brick wall, double glazed windows, double glazed French doors to garden.

FIRST FLOOR LANDING

Double glazed window, radiator, built-in storage cupboard.

BEDROOM ONE

13'7 x 10'3 (4.14m x 3.12m)

Double glazed French doors to glass balcony, radiator, door to;

EN-SUITE

Suite comprising shower cubicle with glazed screen, pedestal wash hand basin, WC, part tiled walls, radiator, double glazed window, extractor fan.

BEDROOM TWO

11'1 x 8'11 (3.38m x 2.72m)

Double glazed window to front, radiator.

BEDROOM THREE

8'11 x 7' (2.72m x 2.13m)

Double glazed window to rear, radiator.

BATHROOM

Suite comprising tiled panel bath, vanity wash hand basin, WC, part tiled walls, tiled floor, radiator, extractor fan, double glazed window.

EXTERNALLY

To the front is a small open plan forecourt which is laid to lawn with a paved driveway providing parking for 2 vehicles. This leads to a **SINGLE GARAGE**. Side access leads to the rear which has an enclosed garden laid to lawn with a decking area and access to **which has a utility area providing plumbing for washing machine, electric points and some base units.**

SERVICES

All services are connected.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli office-SA15 1AQ, head across the traffic lights and on to Queen Victoria Road. At the mini roundabouts continue straight on until you reach the B4304/Coastal road, continue along the road and at the 3rd roundabout take the 3rd turning left into Pentre Nicklaus Avenue. Take the next right turning onto Bwlchgywynt and then the first left onto Cefn Padrig, the property is located on the right.