



## 163 Sandy Road, Llanelli, Dyfed, SA15 4DH

**£175,000**

Offered for sale with no Chain and in need of upgrading a 1930's three bedroom family home, with larger than average grounds. An exceptional opportunity to acquire this 3 bedroom character family home situated on larger than average grounds in this popular location within walking distance of the South Millennium Coastal path with beach, coastal walks, golf course, college, schools and 1 mile of the larger out of town shopping at Trostre and Pemberton retail parks. The accommodation comprises of an entrance porch, hallway, sitting room, lounge/dining room room, kitchen/breakfast room on the ground floor. On the first floor you will find three bedrooms and a family bathroom. The property offers exceptional potential for purchasers to extend and design their own family home (subject to obtaining planning permission).

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via door to front, door to hallway.

#### Hall



Staircase to first floor, radiator.

#### Sitting Room 11'5" x 11'8" (3.49m x 3.56m)



Double glazed bay window to front, radiator.

#### Lounge/Dining Room 12'3" x 18'8" (3.73m x 5.70m)



Two double glazed windows to side, door leading to the kitchen, radiator.

#### Kitchen/Breakfast Room 6'7" x 18'8" (2.00m x 5.70m)



Fitted with a range of wall and base units, stainless steel sink unit, plumbed for washing machine, radiator. double glazed windows to side and rear, double glazed door to rear leading to the garden.

### First Floor

### Landing

Double glazed window to side.

#### Bedroom 1 11'8" x 11'7" (3.56m x 3.52m)



Double glazed bay window to front, radiator.

#### Bedroom 2 12'7" x 11'8" (3.84m x 3.56m)



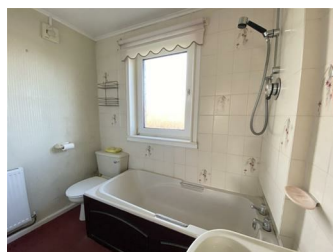
Double glazed window to rear, radiator.

#### Bedroom 3 7'11" x 6'8" (2.42m x 2.04m)



Double glazed window to front, radiator.

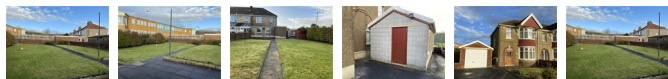
### Bathroom



Three piece suite comprising bath, wash hand basin

and WC. Part tiled walls, frosted double glazed window to rear, cupboard housing the boiler, radiator, double glazed window to rear.

#### External



The property is situated on a larger than average plot with a good size front garden and a driveway for ample parking for several vehicles leading to the garage with electric door.

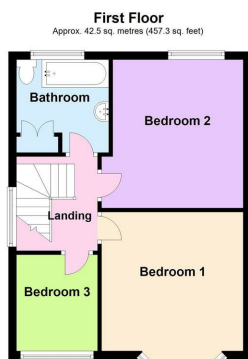
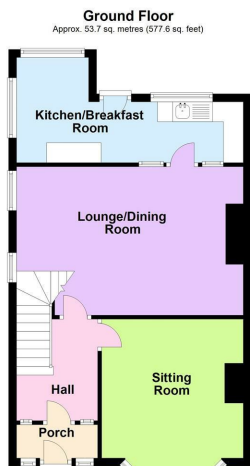
The rear garden is larger than average which is laid to lawn with garden shed.

#### Agents Note

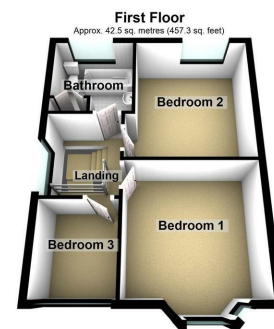
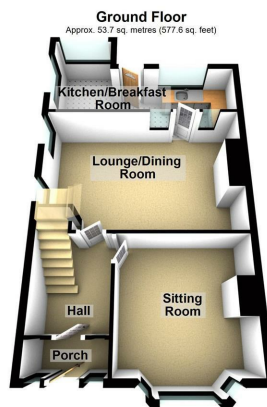
Freehold

Council Tax Band - C Annual Price: £1,582 (min)

## Floor Plan



Total area: approx. 96.1 sq. metres (1034.8 sq. feet)

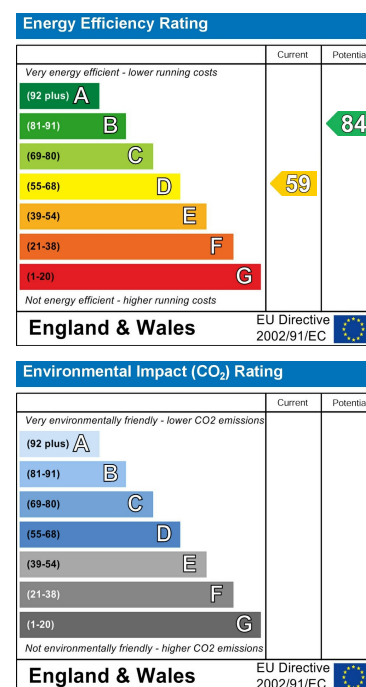


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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.