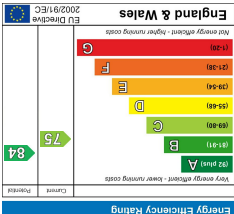


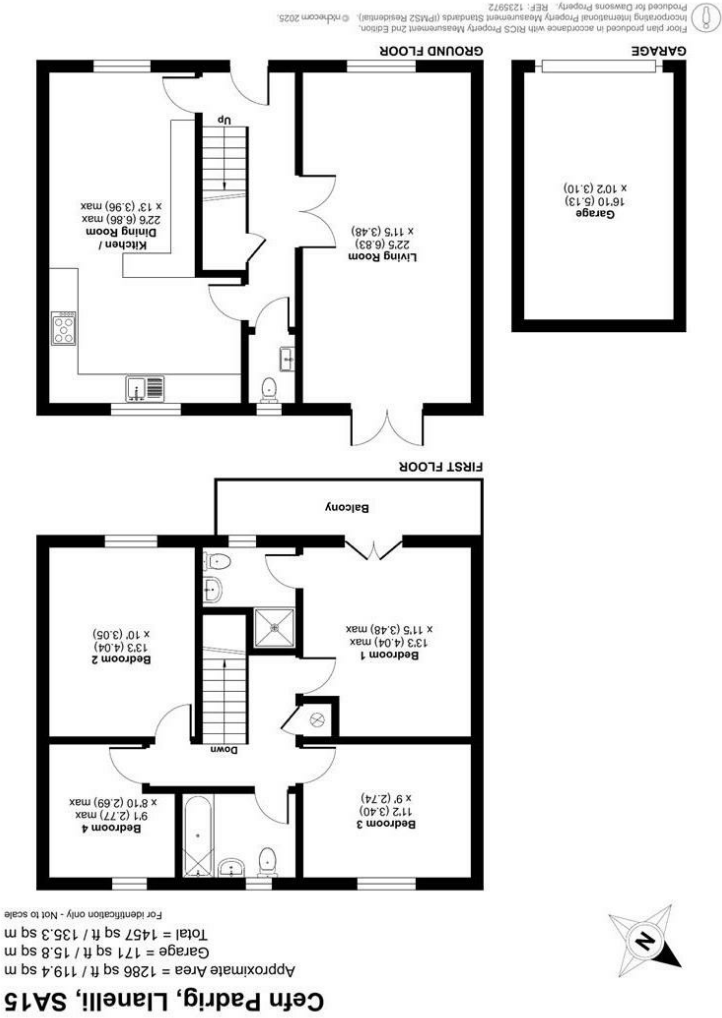
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Nestled in the picturesque area of Cefn Padrig, Llanelli, this stunning detached house offers an exceptional opportunity for those seeking a family home by the sea. As you step through the front door, you are greeted by the inviting atmosphere of a property that is just moments away from the beautiful beachfront, perfect for leisurely strolls and family outings.

The house boasts a spacious reception room, providing ample space for relaxation and entertaining guests. The well-appointed kitchen seamlessly flows into the dining area, creating a warm and welcoming environment for family meals and gatherings. With four generously sized bedrooms, including a master suite that features its own private balcony, this home is designed to accommodate the needs of a growing family.

In addition to the two modern bathrooms, the property offers practical amenities such as a garage and additional parking spaces, ensuring convenience for residents and visitors alike. The combination of comfort, space, and a prime location makes this home an ideal choice for those looking to enjoy the coastal lifestyle.

Whether you are hosting a summer barbecue in the garden or enjoying a quiet evening on the balcony, this property provides the perfect backdrop for creating cherished memories. Don't miss the

FULL DESCRIPTION

Entrance

Hallway

Living Room
22'4" x 11'5" (6.83m x 3.48m)

Kitchen/Dining Room
22'6" x 12'11" (6.86m x 3.96m)

WC

First Floor

Landing

Bedroom One with Balcony
13'3" x 11'5" (4.04m x 3.48m)

En-suite



Bedroom Two
13'3" x 10'0" (4.04m x 3.05m)

Bedroom Three
11'1" x 8'11" (3.40m x 2.74m)

Bedroom Four
9'1" x 8'9" (2.77m x 2.69m)

Bathroom

External

Garage

Material/Additional
Information

You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - YES: OVO
Gas -YES: OVO
Water - YES - Welsh Water (metered)
Broadband: SKY

