



13 Stebonheath Terrace, Llanelli, SA15 1NE £240,000

Welcome to Stebonheath Terrace, Llanelli, this well-presented semi-detached house offers a delightful blend of comfort and convenience.

With Sitting Room plus an Open Plan Lounge with Dining Area and Kitchen Area this property is perfect for both relaxation and entertaining guests. The home boasts three inviting bedrooms, providing ample space for families or those seeking a guest room or home office. The property is well located with easy access to Llanelli Town Centre, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the nearby Parc Trostre and Parc Pemberton Retail Parks offer a fantastic selection of retail options, making shopping a breeze. Families will appreciate the proximity to local primary and comprehensive schools, ensuring that educational needs are well catered for. This semi-detached house is not just a home; it is a gateway to a vibrant community and a lifestyle that balances convenience with comfort. Whether you are a first-time buyer or looking to settle down in a welcoming neighbourhood, this property is certainly worth considering. Energy Rating - TBC, Council Tax Band - We are advised is C, Tenure - We are advised is Freehold.



Ground Floor

Entrance

Access via entrance door leading into:

Entrance Hallway

Coved and textured ceiling, grey tiled floor, radiator, stairs to first floor, uPVC double glazed window to side.

Cloakroom

A white two piece suite comprising of low level W.C., wall mounted wash hand basin, grey vinyl floor, radiator, uPVC double glazed window to side, storage cupboard with shelving, under stairs storage cupboard with wall mounted boiler and uPVC double glazed window to side.

Sitting Room 13'9 (into bay) x 10'1 approx (4.19m (into bay) x 3.07m approx)

Coved and textured ceiling, laminate wood floor, two recess alcoves with wall lights, wood fire surround with tiled hearth and electric coal effect fire set within, uPVC double glazed bay window to front.

Open Plan Lounge with Dining and Kitchen Area 25'3 x 9'9 x 15'4 (l-shaped) (7.70m x 2.97m x 4.67m (l-shaped))

Lounge Area

Cream fire surround and hearth with log effect electric fire set within, wood laminate floor, radiator, two recess alcoves, opening into:

Dining Area

Smooth ceiling, radiator, skylight, uPVC double glazed French Doors to rear garden, tiled floor.

Kitchen Area

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, five ring gas hob with extractor hood over, eye level electric oven, part tiled walls, uPVC double glazed window to rear, one and half stainless steel sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, integrated washing machine, tiled floor, uPVC double glazed window to side.

First Floor

Landing

Textured ceiling, access to loft space, uPVC double glazed window to side.

Bedroom One 15'8 (into bay) x 10'3 approx (4.78m (into bay) x 3.12m approx)

Smooth ceiling, radiator, uPVC double glazed bay window to front.

Bedroom Two 10'8 x 12'9 approx (3.25m x 3.89m approx)

Smooth ceiling, laminate wood floor, feature fireplace, radiator, uPVC double glazed window to rear.

Bedroom Three 8'2 x 5'11 approx (2.49m x 1.80m approx)

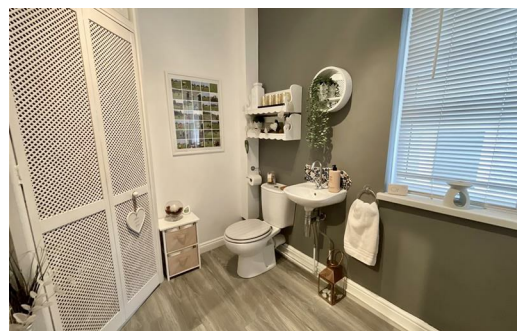
Smooth ceiling, radiator, uPVC double glazed window to front.

Family Bathroom 9'7 x 6'3 approx (2.92m x 1.91m approx)

A four piece suite comprising of bath, wall mounted wash hand basin, low level W.C., shower in separate shower enclosure, smooth ceiling, spotlight, tiled walls, tiled floor, wall mounted towel heater, uPVC double glazed window to rear.

External

The front of the property benefits from a paved forecourt with side pedestrian access via a gate to the rear garden. The rear garden benefits from decked area with steps leading to a gravelled area and further decked area. Greenhouse and Storage Shed. External Tap



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

Tenure

We are advised the tenure is Freehold.

Council Tax Band

We are advised the Council Tax Band is C

Property Disclaimer

PLEASE NOTE: All sizes 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 check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens 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**



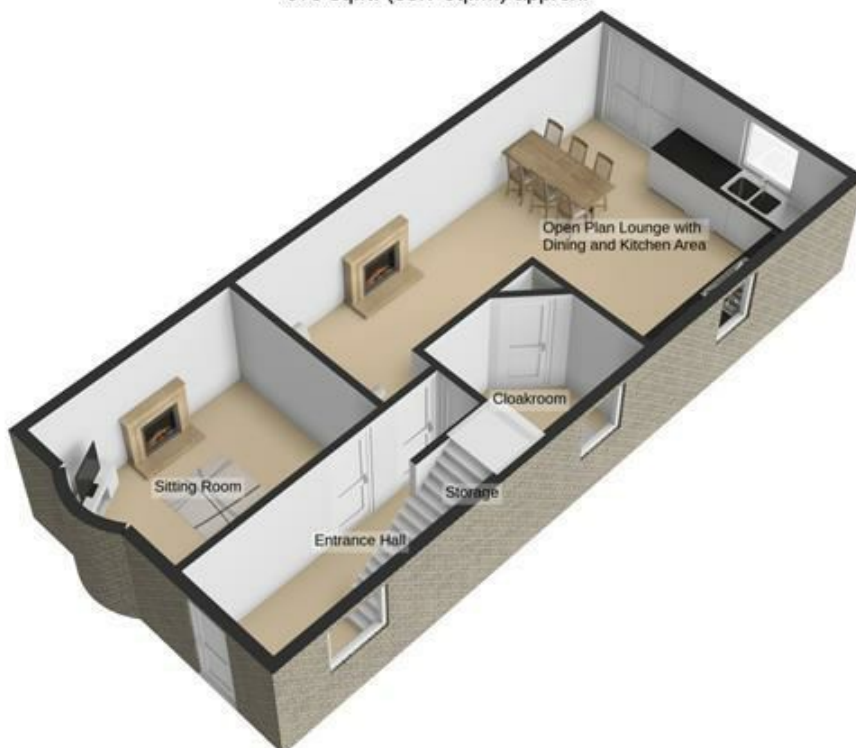
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

35 Thomas Street, Llanelli, SA15 3JE
Tel: 01554 758123

E-mail: properties@willow-estates.com
www.willow-estates.com

Ground Floor
578 sq.ft. (53.7 sq.m.) approx.



1st Floor
422 sq.ft. (39.2 sq.m.) approx.



Total Floor Area : 1000 sq.ft. (92.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2026