



**21 Stradey Road, Llanelli, SA15 4ET**  
**£134,995**

Welcome to Stradey Road located in Furnace, Llanelli, this delightful terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two reception rooms, and three bedrooms, there is ample space for relaxation and personalisation, making it an ideal setting for a growing family or those looking to establish their own sanctuary. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area. With no chain involved, the process of moving in can be swift and straightforward, allowing you to settle into your new home without delay. Whether you are starting your journey as a homeowner or looking for a sound investment, this terraced house on Stradey Road is a wonderful choice that combines convenience, charm, and potential. Do not miss the opportunity to make this lovely house your new home. Energy Rating - D, Council Tax Band - B, Tenure - Freehold





Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Smooth ceiling, smoke detector, radiator, grey vinyl floor.

Sitting Room 9'7 x 13'0 approx (2.92m x 3.96m approx)

Coved ceiling, radiator, two recess alcoves with shelving, tiled fire place, uPVC double glazed window to front.

Lounge 14'3 x 11'2 approx (4.34m x 3.40m approx)

Coved and textured ceiling, brick fireplace, uPVC double glazed window to rear, grey vinyl floor, radiator, stairs to first floor.

Kitchen 11'4 x 8'2 approx (3.45m x 2.49m approx)

A fitted kitchen with matching wall and display units with worksurface over, smooth ceiling, smoke detector, uPVC double glazed window to side, wall mounted boiler, part tiled walls, radiator, tiled floor, space for cooker, plumbing for washing machine, space for under counter fridge, space for under counter freezer, stainless steel sink unit with mixer tap.

Inner Hall

Smooth ceiling, tiled floor, uPVC double glazed entrance door to rear garden, storage cupboard with shelf and radiator.

Bathroom 4'7 x 5'1 approx (1.40m x 1.55m approx)

A white two piece suite comprising of bath with shower over, pedestal wash hand basin, smooth ceiling, tiled walls, radiator, tiled floor, uPVC double glazed window to rear.

Separate W.C

Low level W.C., smooth ceiling, uPVC double glazed window to rear, radiator, tiled floor.

First Floor

Landing

Smoke detector, smooth ceiling, access to loft space.

Bedroom One 11'7 x 8'1 approx (3.53m x 2.46m approx)

Smooth ceiling, storage cupboard with shelf and hanging rail, uPVC double glazed tilt'n'turn window to rear.

Bedroom Two 11'6 x 8'2 approx (3.51m x 2.49m approx)

Smooth ceiling, radiator, uPVC double glazed window to front, grey vinyl floor.

Bedroom Three 8'4 x 6'4 approx (2.54m x 1.93m approx)

Smooth ceiling, radiator, uPVC double glazed window to front, wood effect vinyl floor.

External

The rear garden benefits from a paved area with rear lane access and greenhouse.

Garage 19'8 x 9'6 approx (5.99m x 2.90m approx)

With up and over door, window

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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.  
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