



## 57 Rehoboth Road, Llanelli, Carmarthenshire SA15 5DJ £375,000

Welcome to Rehoboth Road, Five Roads, this charming dormer detached bungalow offers a delightful blend of comfort and style. With its well-presented interiors and flexible layout, this property is perfect for families or those seeking a peaceful retreat. The bungalow boasts open plan living with a lounge, dining room and kitchen, providing ample space for relaxation and entertaining. With two Double bedrooms upstairs one with an en-suite, the third Bedroom situated on the ground floor can be offered as an additional living room, if preferred, ensuring that there is plenty of room for family or guests, while the down stairs shower room adds convenience to daily living. One of the standout features of this property is the generous gardens, which offer a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The gardens are a perfect canvas for those with a green thumb or for anyone wishing to create their own outdoor oasis. Parking is not an issue with space for up to three vehicles, making it ideal for families or those with multiple cars. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease. This bungalow is not just a house; it is a place where memories can be made. With its attractive features and prime location, it presents an excellent opportunity for anyone looking to buy in this desirable area. Do not miss the chance to make this lovely property your new home. EPC: D, Tenure: Freehold, Council Tax Band: D.



### Entrance:

Via uPVC entrance door into:

### Entrance Hallway:

Smooth ceiling, spotlights, radiator, laminate flooring, under stairs storage cupboard, stairs to first floor, doors into:

### Bedroom One/ Reception Room: 13'7 max x 10'9 approx (4.14m max x 3.28m approx )

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

### Bathroom: 10'9 x 4'7 approx (3.28m x 1.40m approx )

Smooth ceiling, spotlights, uPVC obscured double glazed window to side, wall mounted vertical towel heater, part tiled walls, tiled floor. Low level W.C, pedestal wash hand basin, free standing claw bath, walk in shower cubicle.

### Lounge: 20'9 x 10'9 approx (6.32m x 3.28m approx)

Smooth ceiling, spotlights, uPVC double glazed window to front and side, two radiators, laminate flooring, opening into:

### Dining Room: 14'7 x 9'7 approx (4.45m x 2.92m approx )

Vaulted Smooth ceiling, spotlights, uPVC double glazed velux window and two uPVC double glazed windows to rear, radiator, tiled floor, storage cupboard housing wall mounted boiler opening into:

### Kitchen: 13'9 x 12'6 max (4.19m x 3.81m max )

Vaulted Smooth ceiling, spotlights, uPVC double glazed velux window and uPVC double glazed window to rear, uPVC double glazed patio doors to side, tiled floor. A good range of wall and base units with complimentary oak work tops over, one and a half stainless steel sink unit with mixer tap and drainer, free standing electric oven with five ring gas hob, extractor fan over. Integrated coffee machine, Integrated dish washer, space for fridge freezer, space for washing machine, central Island with seating.

### Landing:

Smooth ceiling, spotlights, smoke alarm, doors into:

### Bedroom One: 17'3 max x 11'3 max approx (5.26m max x 3.43m max approx)

Smooth ceiling, spotlights, uPVC double glazed velux window to front, two uPVC double glazed windows to side and rear, radiator, door into:

### En-Suite: 6'3 x 4'11 approx (1.91m x 1.50m approx)

Smooth ceiling, spotlights, circular sky light, part tiled walls, wall mounted towel heater, tiled floor, eaves storage cupboard, low level W.C, pedestal wash hand basin, shower cubicle.

### Bedroom Two: 17'3 x 14'1 max approx (5.26m x 4.29m max approx )

Smooth ceiling, spotlights, access to loft. uPVC double glazed velux window to front, two uPVC double glazed windows to side and rear, radiator, eaves storage cupboard.

### External:

To the front of the property is a good size garden laid to lawn, driveway for several vehicles, gated pedestrian access on both sides leads to the side garden which is laid to lawn, a patio area at the rear and gravelled area on the other side.

### Tenure:

We are advised that the property is Freehold.

### Council Tax Band:

We are advised that the property is Council Tax Band D.

### 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	
66	81
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(25-48) D	
(19-24) E	
(11-18) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

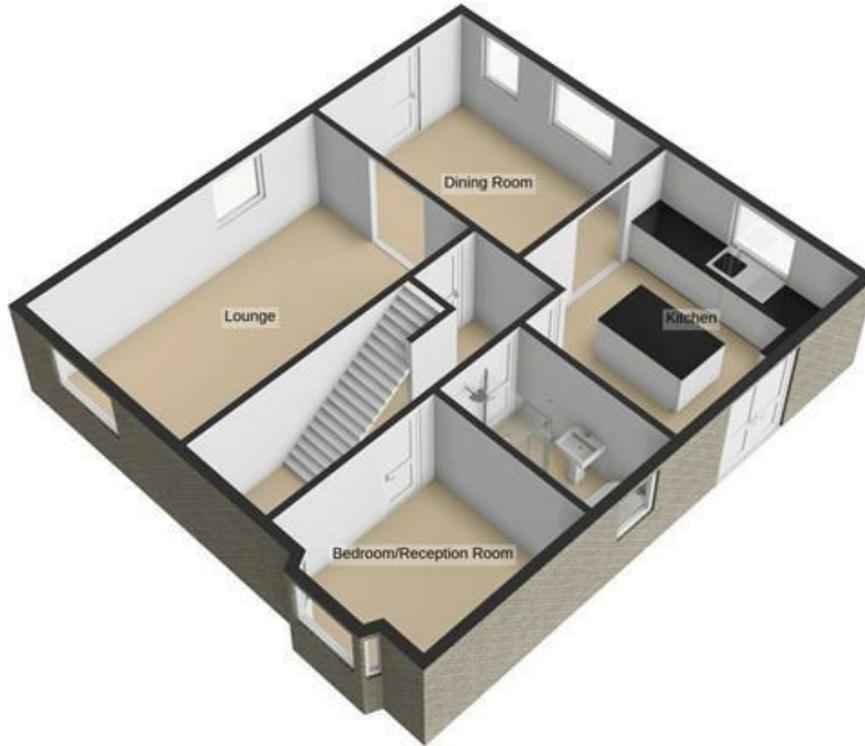
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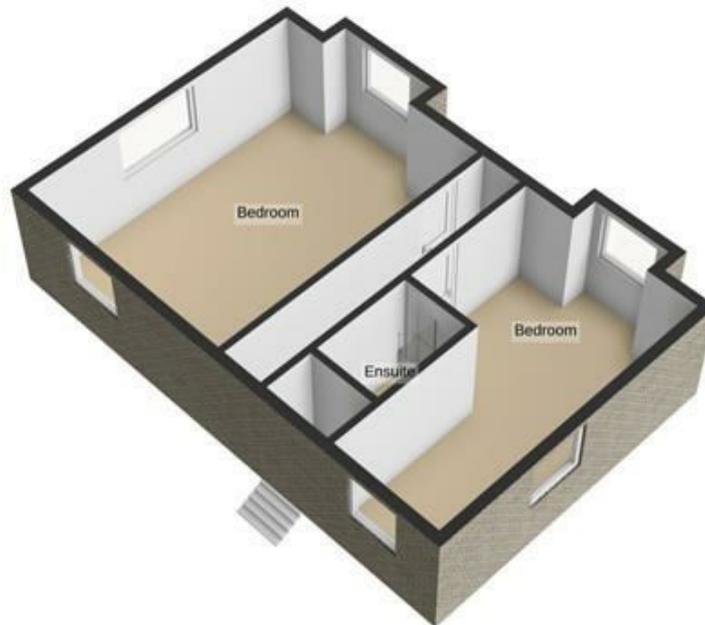
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### Ground Floor



### 1st Floor



Total Floor Area : 1272 sq.ft. (118.2 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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35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)