



**4 Nathan Street, Llanelli, Carmarthenshire SA15 2PG**  
**£125,000**

Nestled in the charming area of Nathan Street, Llanelli, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. This property offers a warm welcome from the moment you arrive.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room, a formal dining space. The natural light that floods through the windows enhances the inviting atmosphere, making it a perfect setting for family gatherings or quiet evenings at home.

The house boasts three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation.

Completing this lovely home is a well-appointed bathroom, designed for both functionality and comfort. It provides all the essentials for daily routines, making it a practical addition to the property.

Situated in Llanelli, this home benefits from a vibrant community and convenient access to local amenities, schools, and transport links. Whether you are looking to enjoy the nearby parks or explore the beautiful coastline, this location offers a delightful blend of urban convenience and natural beauty.

Viewing Highly Recommended. Energy Rating E, Council Tax Band B, Tenure (We are advised the Property is Freehold, but waiting on Conformation)



## Entrance

Via uPVC double glazed door into:

### Hallway 2'7 x 14'3 approx (0.79m x 4.34m approx)

Textured ceiling, radiator, door into:



### Lounge 9'9 x 10'6 approx (2.97m x 3.20m approx)

Coved ceiling, uPVC double glazed window to front, Two cupboards with shelving and storage

### Living Room 9'9 x 11'4 approx (2.97m x 3.45m approx)

Textured ceiling, coving, uPVC double glazed window to rear, Two stone alcoves, feature fireplace, radiators x Two, under stairs storage cupboard, stairs to First Floor, door into:

### Kitchen 8'05 x 15'8 approx (2.57m x 4.78m approx)

Textured ceiling, coving, uPVC double glazed window to side, uPVC double glazed door to side, space for cooker, base units, complimentary work surface over, sink unit with mixer taps over, feature fireplace housing back boiler,, door into:

### Rear Hallway 2'7 x 4'9 approx (0.79m x 1.45m approx)

Textured ceiling, door into

### W.C. 2'6 x 4'9 approx (0.76m x 1.45m approx)

Textured ceiling, uPVC double glazed window to rear, low level toilet



### Bathroom 6'09 x 8'2 approx (2.06m x 2.49m approx)

Textured ceiling, uPVC double glazed window to rear, Perspex wall panels around, Disabled use shower, pedestal wash hand basin, wet room flooring, radiator, storage cupboard housing Tank, access to loft

## First Floor

### Landing 4'7 x 3'3 x 12'2 approx (1.40m x 0.99m x 3.71m approx)

Access to Loft, smoke detector



### Bedroom One 4'4 x 9'8 approx (1.32m x 2.95m approx)

uPVC double glazed window to front

### Bedroom Two 8'10 x 12'8 approx (2.69m x 3.86m approx)

uPVC double glazed window to front

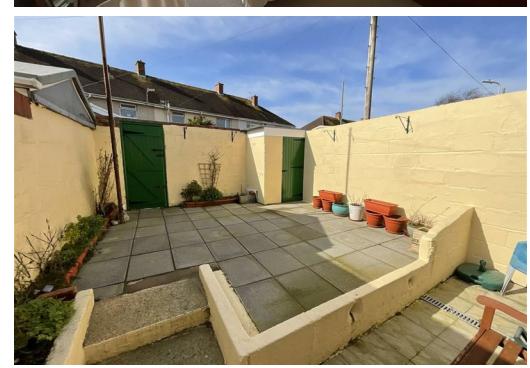


### Bedroom Three 10'6 x 9'1 approx (3.20m x 2.77m approx)

uPVC double glazed window to rear

## External

Enclosed rear Garden, paved, Patio Area, storage shed, Gated access to rear. water tap.



## 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**

## Tenure

We are advised that the Property is Freehold (this will be confirmed via conveyancing)

## Energy Performance Rating

Energy rating TBC

## Council Tax Band

We are advised Council Tax Band is

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	81
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

FIRST FLOOR  
294 sq.ft. (27.4 sq.m.) approx.



GROUND FLOOR  
584 sq.ft. (54.3 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 © 2025