



77 Pemberton Park, Llanelli, SA14 8RW
£189,995

Welcome to Pemberton Park in Llanelli, three bedroom semi-detached house presents an excellent opportunity for families and individuals alike. One of the standout features of this property is the generous parking space, accommodating up to two vehicles, which is a rare find in this desirable location. This added convenience allows for easy access and peace of mind for homeowners and their guests. Pemberton Park is known for its friendly community atmosphere and proximity to local amenities, including shops and schools making it a wonderful place to call home. Whether you are a first-time buyer or looking to settle down in a welcoming neighbourhood, this semi-detached house offers a perfect blend of comfort, space, and practicality. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family. Energy Rating - D, Council Tax Band C, Tenure - Freehold



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Coved and smooth ceiling, vinyl laminate effect floor, radiator, smoke detector, stairs to first floor, under stairs storage cupboard, dado rail.

Lounge 16'6 (into bay) x 10'9 approx (5.03m (into bay) x 3.28m approx)

Coved ceiling, radiator, cream fire surround and hearth with coal effect gas fire set within, uPVC double glazed bay window to front, opening into:

Kitchen with Dining Area 18'0 x 12'7 approx (5.49m x 3.84m approx)

A fitted kitchen comprising of matching wall, display and base units with work surface over, coved and smooth ceiling, space for cooker, extractor fan, plumbing for washing machine, one and half stainless steel sink unit with mixer tap, tiled floor, part tiled walls, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden, space for fridge freezer, space for table and chairs, radiator, uPVC double glazed French Doors to rear garden.

First Floor

Landing

Coved and smooth ceiling, access to loft space, smoke detector, storage cupboard housing wall mounted boiler, uPVC double glazed window to side.

Bedroom One 15'2 x 10'10 approx (4.62m x 3.30m approx)

Coved and textured ceiling, radiator, built in wardrobes, uPVC double glazed window to front.

Bedroom Two 12'7 x 8'5 approx (3.84m x 2.57m approx)

Coved ceiling, radiator, uPVC double glazed window to rear.

Bedroom Three 6'8 x 8'11 approx (2.03m x 2.72m approx)

Coved and textured ceiling, radiator, uPVC double glazed window to front.

Family Bathroom 6'9 x 9'0 approx (2.06m x 2.74m approx)

A four piece suite comprising of pedestal wash hand basin, low level W.C., bath, separate shower enclosure, tongue and groove ceiling, coved ceiling, part tiled walls, two uPVC double glazed windows to rear, radiator, tiled effect vinyl floor.

External

The front of the property is laid to lawn with side driveway (which provides Off Road Parking) leads to a Detached Garage. Side gate leads to the rear garden. The rear enclosed garden is laid mainly to lawn with patio area.

Garage

With up and over door, electric connected.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
86		86	
60		60	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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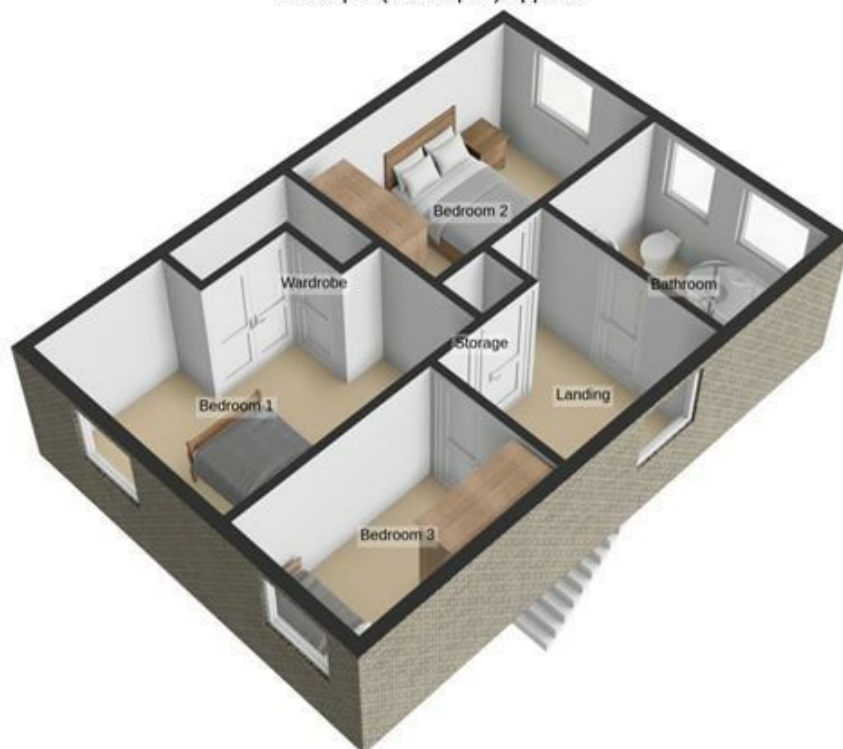
E-mail: properties@willow-estates.com

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Ground Floor
435 sq.ft. (40.4 sq.m.) approx.



1st Floor
440 sq.ft. (40.8 sq.m.) approx.



Total Floor Area : 875 sq.ft. (81.3 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.
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