



**7 Bryn Terrace, Llanelli, Carmarthenshire SA15 2PD**  
**£119,000**

Nestled in the Seaside area of Llanelli, this delightful terraced house presents an excellent opportunity for first-time buyers or somebody looking for a base near the coast. The property boasts three bedrooms, providing ample space for relaxation and rest. With one reception room and a kitchen / dining room it offers a perfect gathering space for family and friends, ideal for both entertaining and quiet evenings at home. The house features a conveniently located bathroom, on the first floor. One of the standout features of this property is the generous parking space, accommodating several vehicles, which is a rare find in terraced homes. With its prime location in Llanelli, residents will enjoy easy access to local amenities, with the beach only a short distance away, making it an ideal setting for family life. This property offers a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to make this charming house your new home. EPC C, Tenure Freehold, Council Tax Band: TBC.



## Entrance:

Via uPVC entrance door into:

## Entrance Hallway:

Textured ceiling, stairs to first floor, radiator, laminate flooring.



## Lounge: 13'2 x 10'7 max approx (4.01m x 3.23m max approx)

Textured ceiling, uPVC double glazed window to front, fireplace, two recess alcoves, door into:

## Kitchen: 16'2 x 10'1 approx (4.93m x 3.07m approx)

Plain ceiling, two uPVC double glazed window to rear, uPVC door to rear, part tiled walls, radiator, linoleum flooring, a range of wall and base units with complimentary worksurface over, integrated electric oven and four ring gas hob with extractor fan over, stainless steel sink unit with mixer tap and drainer, wall mounted boiler, space for fridge freezer, space for washing machine, space for table and chairs. Under stairs storage cupboard.

## First Floor:

### Landing:

Textured ceiling, smoke detector, access to loft.



## Bedroom One: 10'9 x 8'4 approx (3.28m x 2.54m approx)

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

## Bedroom Two: 10'3 x 10'2 approx (3.12m x 3.10m approx)

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



## Bedroom Three: 7'4 x 7'1 approx (2.24m x 2.16m approx)

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

## Bathroom: 5'5 x 4'7 approx (1.65m x 1.40m approx)

Textured ceiling, uPVC double glazed window to rear, perspex panelling, radiator, linoleum flooring. Three piece suite with low level W.C, pedestal wash hand basin, shower cubicle.

## External:

To the rear of the property is a good size garden, accessed via steps down to the patio area (with access to the basement,) seating area laid with decorative stones, parking space for several vehicles access via rear gate.



## Basement:

Storage

## Tenure:

We are advised that the property is Freehold

## Council Tax Band:

TBC

## 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)		89	
(81-91)		70	
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not energy efficient - higher running costs			
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 (92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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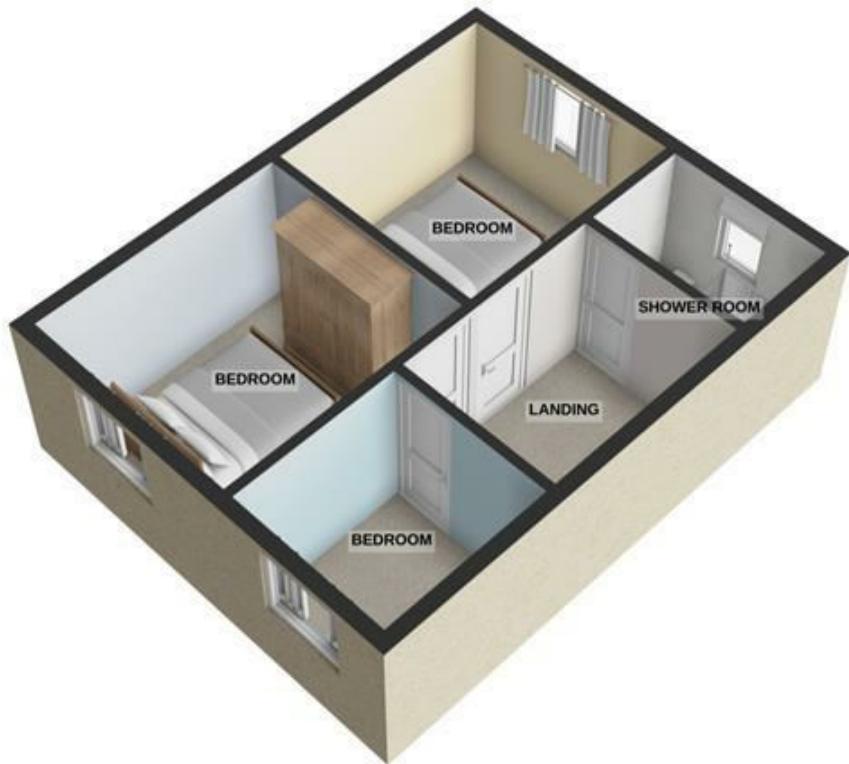
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### GROUND FLOOR



### 1ST FLOOR



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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