



**38 Dillwyn Street, Llanelli, SA15 1BU**  
**£110,000**

Welcome to Dillwyn Street, Llanelli, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or quiet evenings in. This Property also features a Basement accessed Via the Kitchen.

The house features two cosy bedrooms, each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents.

Llanelli is known for its vibrant community and rich history, offering a variety of local amenities, including shops, schools, and parks, and walking distance to Train Station, all within easy reach.

This terraced house on Dillwyn Street is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home offers a perfect blend of comfort and convenience. Tenure Freehold, Council Tax Band B, Energy Rating E, Chain Free



## Entrance

Via uPVC double glazed front door into:

### Hallway 3'2 x 11'3 approx (0.97m x 3.43m approx)

Tiled and coved ceiling, laminate floor, Under stairs storage cupboard, radiator, door into:



### Lounge 12'29 x 9'8 approx (3.66m x 2.95m approx)

Textured ceiling, uPVC double glazed window to front, Two alcoves, feature fireplace, radiator, laminate floor

### Living Room 15'3 10'5 approx (4.65m 3.18m approx)

Textured ceiling, uPVC double glazed window to rear walls to half, dado rail with wood panels below, feature fireplace with electric fire, laminate floor, stairs to First Floor, door into:

### Kitchen 9'07 x 12'12 approx (2.92m x 3.66m approx)

Textured ceiling, Kitchen comprising wall and base units complimentary work surface over, space for fridge freezer, 4 gas ring hob with extractor above, tiled walls around, electric oven, sink with mixer tap over, space for washing machine, uPVC double glazed window to rear, laminate floor, radiator, storage cupboard and shelves, access to basement.

## First Floor

### Landing 6'7 x 6'5 approx (2.01m x 1.96m approx)

Textured ceiling, smoke detector, radiator



### Bedroom One 11'0 x 7'4 x 14'7 approx (3.35m x 2.24m x 4.45m approx)

Textured ceiling, radiator, uPVC double glazed window to front

### Bedroom Two 7'79 x 9'4 approx (2.13m x 2.84m approx)

Textured ceiling, uPVC double glazed window to rear, laminate floor

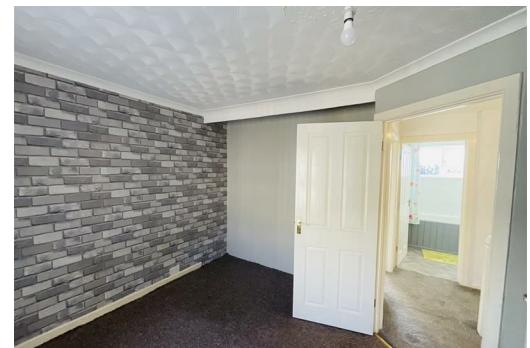


### Bathroom 7'10 x 6'4 approx (2.39m x 1.93m approx)

Textured ceiling, access to loft, uPVC double glazed window to rear, three piece suite comprising of Bath with shower over, tiled walls around, low level toilet, pedestal wash hand basin, laminate floor, radiator

### Basement 8'81 x 12'3 approx (2.44m x 3.73m approx)

Accessed from Kitchen or Outside, radiator, Boiler, Tank, uPVC double glazed door to rear



## External

Enclosed Yard to rear, storage shed, rear lane access

## 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

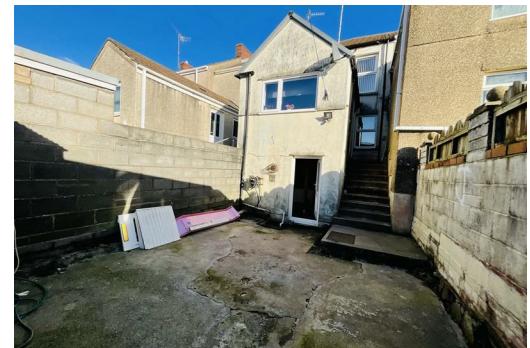
We are advised the Property is Freehold

## Energy Rating

Energy Rating E

## Council Tax Band

We are advised Council Tax Band B



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			
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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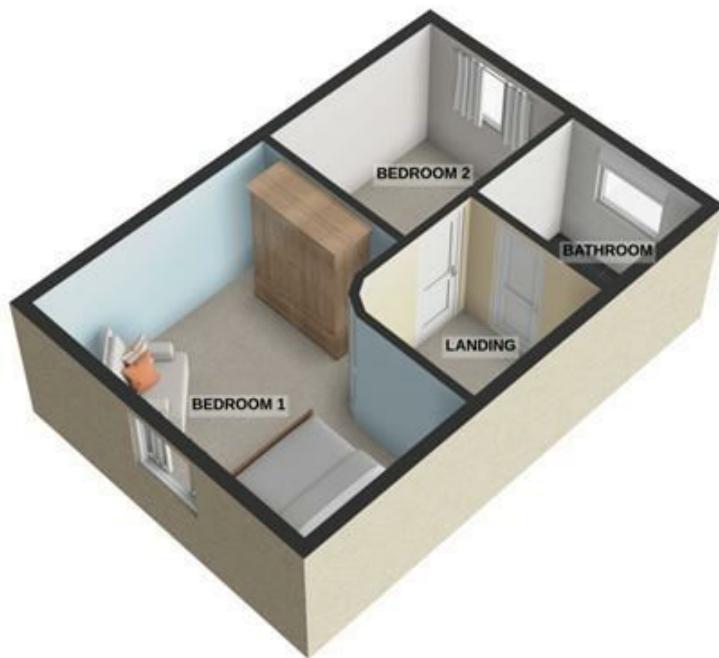
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[www.willow-estates.com](http://www.willow-estates.com)

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 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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