



3 Glenalla Road, Llanelli, Carmarthenshire SA15 1EE £234,995

Welcome to Glenalla Road in Llanelli, this charming traditional semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three generously sized double bedrooms, this property is perfect for those who value space and convenience. The house features two inviting reception rooms providing ample room for relaxation and entertaining guests. The layout is designed to accommodate family life, ensuring that everyone has their own space while still enjoying the warmth of a family home. With an upstairs bathroom and downstairs cloakroom, morning routines will be a breeze, catering to the needs of a busy household. The property also boasts a low maintenance garden and garage. Situated in a popular town centre location, this property is within walking distance to a variety of amenities, including shops, cafes, and local schools. This accessibility makes it an ideal choice for families, as it allows for easy commutes and a vibrant community lifestyle. Overall, this good-sized family home on Glenalla Road offers a perfect blend of traditional charm and convenience, making it a wonderful place to create lasting memories. With NO CHAIN, Whether you are looking to settle down or invest in a property with great potential, this semi-detached house is certainly worth considering. EPC:D Tenure: Freehold, Council Tax band: D.



Entrance:

Via uPVC entrance door into:

Vestibule

Coved ceiling, original tiled floor, door into:

Entrance Hallway:

Coved and textured ceiling, dado rail, radiator, stairs to first floor, doors into:

Lounge/Sitting Room: 26'3 x 12'8 max (10'8 min) (8.00m x 3.86m max (3.25m min))

Coved and textured ceiling, uPVC double glazed bay window to front, uPVC patio door to rear, two radiators fireplace , 4 recess alcoves,

W.C

Part tiled walls, laminate flooring, Low Level W.C , pedestal wash hand basin.

Dining Room: 15'6 x 10'9 approx (4.72m x 3.28m approx)

Coved and textured ceiling, uPVC window to side, radiator, fireplace.

Kitchen: 14'4 (max) x 10'10 approx (4.37m (max) x 3.30m approx)

Textured ceiling, uPVC double glazed window to rear, uPVC double glazed door to side, radiator, tiled floor, a good range of wall and base units with complimentary work surface over, stainless steel sink unit with mixer tap and drainer, six ring gas hob with extractor fan over, integrated double oven, plumbing for washing machine, space for under counter fridge, wall mounted boiler.

First Floor:

Landing:

Split landing, coved and textured ceiling, airing cupboard.

Bedroom One: 17'0 x 10'8 approx (5.18m x 3.25m approx)

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

Bedroom Two: 11'11 x 10'8 approx (3.63m x 3.25m approx)

Coved and textured ceiling, uPVC double glazed windows to rear, radiator.

Bedroom Three: 10' 10 x 10'3 approx (3.05m 3.05m x 3.12m approx)

Coved and textured ceiling, uPVC double glazed windows to rear, radiator.

Bathroom: 7'6 x 7'3 approx (2.29m x 2.21m approx)

Textured ceiling, access to loft space, (boarded with 2 velux windows) uPVC obscured double glazed window to side, part tiled walls, radiator. Low level W.C pedestal wash hand basin, low level W.C , bath. Airing cupboard.

External:

Front walled forecourt gated and landscaped Side gated pedestrian access to rear. Rear courtyard ,laid to patio, shed, steps lead down to the garage.

Garagae:

Access via rea lane, roller door, uPVC window to rear.

Tenure:

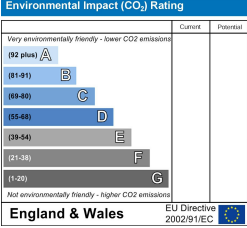
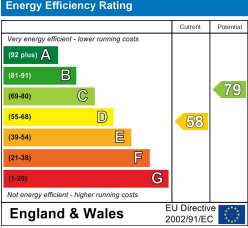
We are advised that the property is Freehold.

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



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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