



15 Dwyfor, Llanelli, SA14 9EH
£145,000

Welcome to Dwyfor, Llanelli, a semi-detached house which presents an excellent opportunity for first-time buyers. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. Two well-proportioned bedrooms and Shower Room. Plus the property provides off road parking, providing ease and convenience for residents. This home is not just a property; it is a chance to create lasting memories in a welcoming environment. With its appealing features and prime location, this semi-detached house is a wonderful opportunity for those looking to step onto the property ladder. Don't miss your chance to view this charming home. Energy Rating - D, Tenure - Freehold, Council Tax Band - B



Ground Floor

Entrance

Access via entrance door leading into:

Entrance Hallway

Coved and textured, uPVC double glazed window to front, stairs to first floor, grey laminate effect vinyl floor, radiator with attractive cover, smoke detector, under stairs storage cupboard.

Lounge 11'6 x 10'8 approx (3.51m x 3.25m approx)

Coved and textured ceiling, two recess alcoves one with storage cupboard, radiator, B.T open reach point, uPVC double glazed bay window to front, laminate wood floor.

Kitchen with Dining Area 16'9 x 8'9 approx (5.11m x 2.67m approx)

Kitchen Area

A fitted kitchen comprising of matching wall and base units with work surface over, coved and smooth ceiling, space for cooker, extractor fan over, tiled walls, uPVC double glazed window to rear, one and half sink unit with mixer tap, plumbing for washing machine, breakfast bar, tiled floor, integrated fridge, integrated freezer, uPVC double glazed entrance door to side.

Dining Area

Coved and smooth ceiling, radiator, two recess alcoves, grey laminate effect vinyl floor, uPVC double glazed sliding doors to rear garden.

First Floor

Landing

Textured ceiling, access to loft space, radiator with cover.

Bedroom One 14'9 x 9'9 approx (4.50m x 2.97m approx)

Coved and textured ceiling, two recess alcoves, radiator, storage cupboard housing wall mounted boiler and shelf, two uPVC double glazed windows to front.

Bedroom Two 10'1 x 10'9 approx (3.07m x 3.28m approx)

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

Shower Room 6'2 x 6'8 approx (1.88m x 2.03m approx)

A three piece suite comprising of low level W.C., wash hand basin with two drawers, double shower enclosure, wall mounted towel heater, smooth ceiling, spotlights, uPVC double glazed window to rear, tiled effect vinyl floor.

External

The front of the property is laid to lawn with driveway providing off road parking, side wooden gate leads to the rear garden. The rear garden is laid mainly to lawn with paved area, storage shed and external tap.

External Office/Stucy 12'7 x 9'3 approx (3.84m x 2.82m approx)

Smooth ceiling, spotlights, three double electric sockets

Council Tax Band

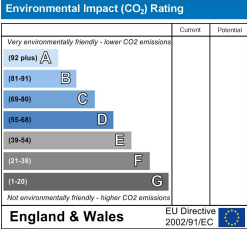
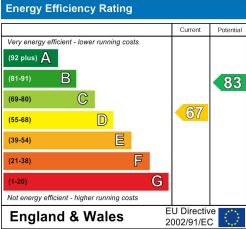
We are advised the Council Tax Band is B

Tenure

We are advised the tenure is Freehold

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



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GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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