



Willow

ESTATES

49 Albert Street, Llanelli, SA15 2SY
£169,995

Nestled in the heart of Llanelli on the charming Albert Street, this terraced house is presently being newly renovated and will present an excellent opportunity for those seeking a modern yet comfortable home. Boasting two spacious reception rooms, this property is perfect for both entertaining guests and enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation and rest, making it an ideal choice for families. The recent renovations promise a fresh and contemporary feel throughout, with the finishing touches soon to be completed, allowing you to personalise the space to your taste. This property offers easy access to local amenities, Llanelli Beach and the Millennium Coastal Path, making it a desirable location for families and individuals. With its blend of modern living and traditional charm, this terraced house on Albert Street is a fantastic opportunity for anyone looking to settle in Llanelli. Don't miss the chance to make this delightful property your new home. Energy Rating - E, Tenure - Freehold, Council Tax Band C



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Original tiled floor, dado rail, glazed interior door leading into:

Entrance Hallway

Coved and textured ceiling, radiator, dado rail, radiator, stairs to first floor, under stairs storage cupboard.

Lounge 13'0 x 13'3 (into bay) approx (3.96m x 4.04m (into bay) approx)

Coved ceiling, wood fire surround with ornamental fire set within, two recess alcoves with cupboards, radiator, uPVC bay window to front.

Dining Room 10'5 x 10'8 approx (3.18m x 3.25m approx)

Smooth ceiling, two recess alcoves, radiator, uPVC double glazed window to rear.

Kitchen 16'1 x 10'0 approx (4.90m x 3.05m approx)

A recently fitted kitchen comprising of matching oak wall and base units with complimentary work surface over, smooth ceiling, uPVC double glazed window to side, radiator.

Utility Room 10'2 x 7'4 approx (3.10m x 2.24m approx)

Smooth ceiling, wall mounted boiler, uPVC double glazed window to side, uPVC double glazed entrance door, storage cupboard with window.

First Floor

Landing

Split landing, smoke detector, dado rail, storage cupboard.

Bedroom One 16'3 x 10'9 approx (4.95m x 3.28m approx)

Picture rail, radiator, two uPVC double glazed windows to front.

Bedroom Two 10'7 x 10'0 approx (3.23m x 3.05m approx)

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

Bedroom Three 9'8 x 9'6 approx (2.95m x 2.90m approx)

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

Bathroom 6'6 x 7'1 approx (1.98m x 2.16m approx)

A white three piece suite comprising of bath, pedestal wash hand basin, low level W.C., uPVC double glazed window to side, wall mounted wash hand basin.

External

Tenure

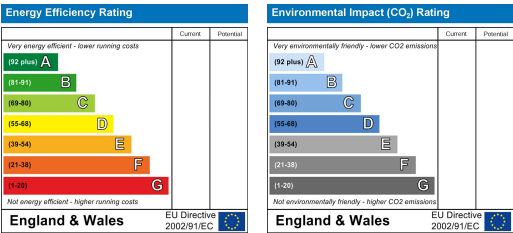
We are advised the tenure is Freehold

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



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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