



54 Pemberton Road, Llanelli, Carmarthenshire SA14 9BG £159,000

Nestled on the charming Pemberton Road in Llanelli, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

The house features a well-appointed bathroom, ensuring convenience for daily routines. With its semi-detached design, the property benefits from a sense of privacy while still being part of a friendly neighbourhood. The surrounding area offers a blend of local amenities, parks, and schools, making it an attractive choice for those seeking a vibrant community atmosphere.

This home is not just a place to live; it is a canvas for your personal touch, ready to be transformed into your dream residence. Whether you are a first-time buyer or looking to settle down in a welcoming environment, this property on Pemberton Road is certainly worth considering. Embrace the opportunity to make this house your home in the heart of Llanelli. Tenure: Freehold, Energy Rating: TBC, Council Tax Band B. Viewing a Must.



Entrance

Via uPVC double glazed door into:

Hallway 3'12 x 22'18 x 5'63 approx (0.91m x 6.71m x 1.52m approx)

Plain ceiling, laminate floor, radiator, stairs to First Floor, under stairs storage cupboard, door into:

Lounge/Dining Room 9'32 x 21'34 approx (2.74m x 6.40m approx)

Plain ceiling, uPVC double glazed window to front, radiator x two, uPVC double glazed window to rear

Kitchen 9'75 x 11'83 approx (2.74m x 3.35m approx)

Tongue and groove ceiling, wall and base units, complimentary work surface over, space for washing machine, space for tumble dryer, uPVC double glazed window to side, oven, space for Fridge Freezer tiled floor

Rear Hall 6'88 x 6'13 approx (1.83m x 1.83m approx)

Plain ceiling, radiator, uPVC double glazed door to side, tiled floor, bi-fold door into:

Bathroom 4'37 x 8'51 x (1.22m x 2.44m x)

Panelled ceiling, uPVC double glazed window x Two, low level toilet, pedestal wash hand basin, bath, shower cubicle, tiled floor

Landing 5'65 x 13'3 approx (1.52m x 4.04m approx)

Textured ceiling, uPVC double glazed window to rear

Bedroom One 8'12 x 11'39 approx (2.44m x 3.35m approx)

Plain ceiling, uPVC double glazed window to front, radiator, laminate floor, bi-fold door

Bedroom 2 6'40 x 7'98 approx (1.83m x 2.13m approx)

Textured ceiling, uPVC double glazed window to front, radiator

Bedroom Three 9'46 x 9'81 approx (2.74m x 2.74m approx)

Textured ceiling, uPVC double glazed window to rear, radiator

External

To Front: Steps to the side lead up to the Property with gated side Entrance leading to rear

To Rear Steps lead up to Enclosed Garden Area

Tenure

We are advised that the Tenure is Freehold

Council Tax Band

We are advised that the Council Tax Band is

Energy Rating

Energy Rating 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

Tenure

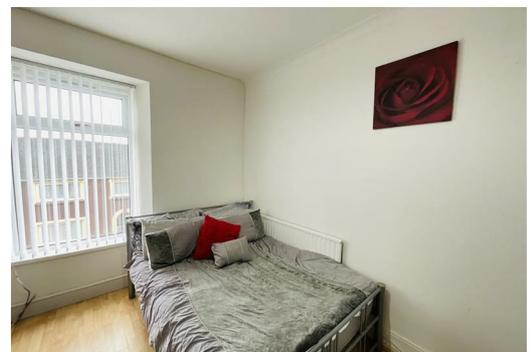
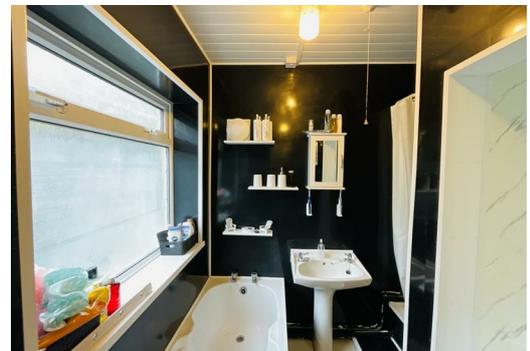
We are advised that the property is Freehold

Energy Performance Certificate

To be Confirmed

Council Tax Band

we are advised Council tax Band is B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 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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