



59 Oaklands, Llanelli, Carmarthenshire SA14 8DH £210,000

Welcome to the charming area of Oaklands, Llanelli, this delightful dormer semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. With no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts an inviting reception room, providing ample space for relaxation and entertainment. The lounge/diner is particularly appealing, offering a warm and welcoming atmosphere for family gatherings or quiet evenings in. The kitchen is designed with practicality in mind, featuring room for dining, making it the perfect spot for casual meals or morning coffee.

This residence comprises three well-proportioned bedrooms, including a convenient downstairs bedroom, ideal for those who prefer to avoid stairs. The property also includes two bathrooms, ensuring that there is plenty of space for family and guests alike.

For those with vehicles, the property offers parking for up to three vehicles, a valuable feature in this desirable location. The outdoor space is equally inviting, providing a pleasant area to enjoy the fresh air.

In summary, this bungalow in Oaklands is a wonderful opportunity for families or individuals looking for a spacious and well-appointed home in Llanelli. With its practical layout, ample parking, and no onward chain, it is a property not to be missed. Tenure- we are advised the tenure is freehold. EPC- TBC. Council tax- we are advised is band C.



Entrance
Via UPVC door:

Entrance Hallway 9'02*6'10 (2.79m*2.08m)
Textured coved ceiling, smoke alarm, radiator, stair way to first floor, carpeted flooring.

Cloakroom 5'06*2'05 (1.68m*0.74m)
Smooth ceiling, double glazed uPVC obscure window to the side, wash hand basin, W.C, radiator, partly tiled walls.

Lounge/Diner 10'04*26'02 (3.15m*7.98m)
Textured ceiling, gas fire with fire surround, two radiators, double glazed uPVC window to side, double glazed uPVC sliding doors to rear, carpeted flooring. Glass sliding doors leading to:

Kitchen 18'00*7'05 (5.49m*2.26m)
Smooth coved ceiling, upper and lower cabinets with complimentary work surface and peninsula, integrated double oven, integrated electric hob, sink, space for under counter fridge and freezer, under stairs storage cupboard, storage cupboard/pantry with plumbing for washing machine, space for dining, two double glazed uPVC windows, double glazed uPVC door to side, radiator, partly tiled walls, tiled flooring.

Bedroom Three 7'04*11'03 (2.24m*3.43m)
Textured coved ceiling, double glazed uPVC window to front, radiator, carpeted flooring.

First Floor

Landing 6'03*2'07 (1.91m*0.79m)
Textured ceiling, attic hatch with ladder for access to insulated and fully boarded attic, storage cupboard housing combi boiler and radiator, carpeted flooring.

Bedroom One 19'09*7'08 (6.02m*2.34m)
Smooth ceiling, two double glazed uPVC windows to rear, dressing area with built in wardrobes, radiator, carpeted flooring.

Bedroom Two 10'04*11'09 (3.15m*3.58m)
Smooth coved ceiling, built in wardrobes, double glazed uPVC window to front, radiator, carpeted flooring.

Family Bathroom 5'08*8'06 (1.73m*2.59m)
Smooth ceiling, double glazed uPVC obscure window to side, walk in shower cubicle, wash hand basin, W.C, radiator, tiled walls. Eaves storage with the potential to extend the bathroom.

External
Front- laid to pebbles, patio steps leading to front door. Driveway for up to two vehicles leading to garage.

Rear- Low maintenance garden with steps leading to small patio area. Large area laid to patio leading to large area laid to pebbles.

Tenure
We are advised the tenure is freehold.

Council Tax
We are advised the council tax is band 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



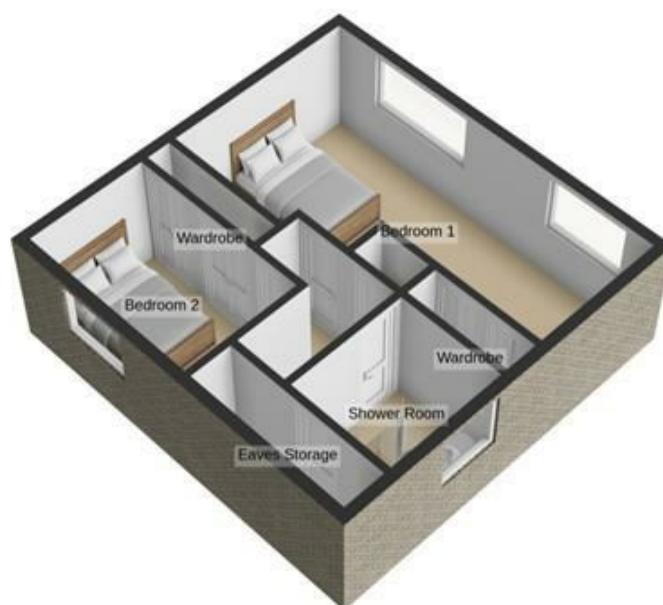
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

Ground Floor
582 sq.ft. (54.1 sq.m.) approx.



1st Floor
380 sq.ft. (35.3 sq.m.) approx.



Total Floor Area : 963 sq.ft. (89.4 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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