



19 Sunninghill Terrace, Llanelli, Carmarthenshire SA15 3DQ
£199,995

Nestled in the charming area of Sunninghill Terrace, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, (master en-suite) cloakroom and family bathroom, the property provides ample facilities for all residents. The heart of the home is a welcoming reception room and kitchen diner, with french doors opening out onto the patio area. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. For those with vehicles, the property boasts parking for two vehicles, a valuable feature in this desirable location. Sunninghill Terrace is known for its friendly community and proximity to local amenities, making it an excellent choice for anyone looking to settle in Llanelli. This semi-detached house is not just a place to live; it is a home where memories can be made. Immaculately presented and with its appealing features and prime location, it presents a wonderful opportunity for prospective buyers. Do not miss the chance to make this lovely property your own. EPC TBC, Tenure Freehold, Council Tax Band C.



Entrance:

Via composite door

Hallway:

Smooth ceiling, radiator, laminate flooring, under stairs storage cupboard, stairs to first floor, doors into:

Cloakroom:

Smooth ceiling obscured uPVC window to front, radiator, linoleum flooring, two piece suite comprising of low level W.C , pedestal wash hand basin.

Lounge:

Smooth ceiling uPVC window to front, radiator, feature fireplace with electric fire.

Kitchen/Diner:

Smooth ceiling uPVC window to rear, uPVC patio doors to rear, , radiator, linoleum flooring. A range of wall and base units with complimentary work surfaces over, splash back, stainless steel sink unit with mixer tap and drainer, integrated four ring gas hob, extractor fan over, integrated electric oven, space for washing machine, wall mounted boiler housed in wall unit.
Dining area with space for table and chairs.

First Floor:

Landing:

Smooth ceiling, access to loft .

Bedroom One:

Smooth ceiling uPVC window to rear, radiator, built in wardrobes, door into:

En-Suite:

Smooth ceiling extractor fan, part tiled walls, shower cubicle, pedestal wash hand basin, low level W.C.

Bedroom Two:

Smooth ceiling uPVC window to rear radiator, built in wardrobes.

Bedroom Three:

Smooth ceiling uPVC window to front , radiator.

Bathroom:

Smooth ceiling obscured, uPVC window to front radiator,part tiled walls, radiator, bath, low level W.C , pedestal wash hand basin.

External:

To the front of the property is a enclosed forecourt laid with decorative stone and steps up to the front door, to the side is a drive leading to the garage. To the rear of the property is an enclosed garden, with a patio area and steps up to a lawned area. Access to garage.

Garage:

Up and over door, electric.

Council Tax Band:

We have been advised that the property is Council Tax Band C.

Tenure :

We have been advised that the property 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**



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		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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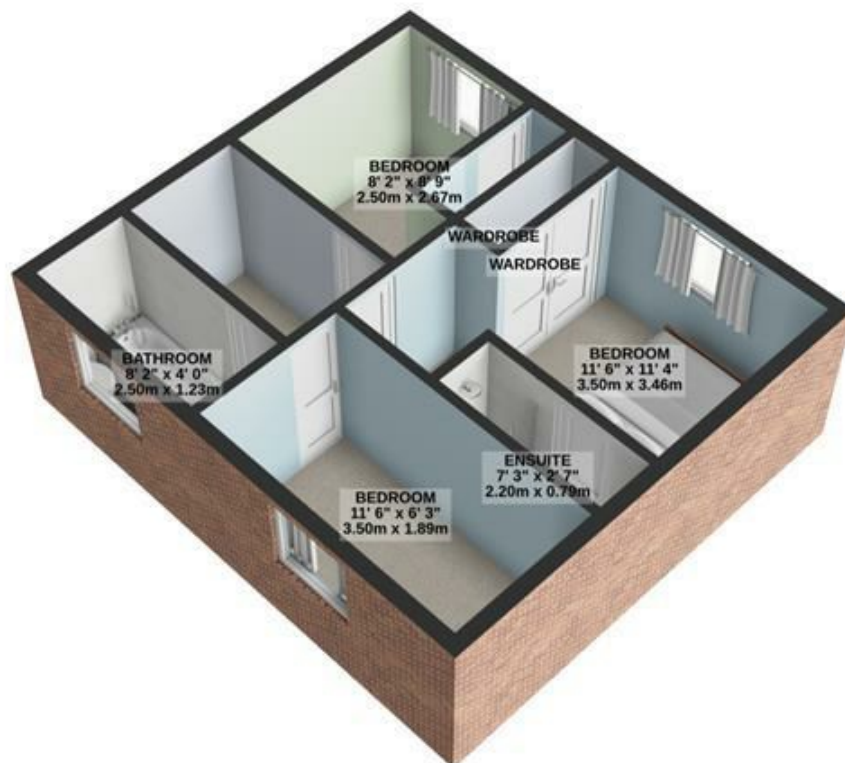
E-mail: properties@willow-estates.com

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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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