



## 12 Coleshill Terrace, Llanelli, Carmarthenshire SA15 3DA £310,000

Welcome to Coleshill Terrace, Llanelli, this delightful terraced house offers a perfect blend of comfort and space for modern family living. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

The house boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a lively gathering in the dining room, or a quiet reading nook, this home caters to all your needs. The layout is thoughtfully designed to ensure a seamless flow between the living spaces, making it perfect for both everyday living and special occasions.

Additionally, the property features two bathrooms, which is a significant advantage for busy households. This ensures that morning routines run smoothly and provides convenience for family and guests alike.

Coleshill Terrace is situated in a vibrant community, with local amenities, schools, and parks within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities.

This terraced house is not just a property; it is a place where memories can be made. With its spacious interiors and prime location, it presents an excellent opportunity for those looking to settle in Llanelli. Do not miss the chance to make this lovely house your new home. Tenure: Freehold, Energy Rating E Council Tax Band D. Viewing Highly Recommended.





## Entrance

Via uPVC double glazed front door into:

## Vestibule 3'6 x 17'4 approx (1.07m x 5.28m approx)

Coved ceiling, tiled floor, wood and glazed door into:

## Hallway 3'6 x 17'4 approx (1.07m x 5.28m approx)

Coved ceiling, stairs to First Floor, radiator, under stairs storage cupboard, door into

## Lounge 14'02 x 15'7 ( into bay) (4.32m x 4.75m ( into bay))

Coved ceiling, dado rail, two alcoves, uPVC double glazed Bay window to front, feature wood fireplace with cast iron back and hearth, radiator.

## Living Room 9'93 x 13'2 approx (2.74m x 4.01m approx)

Coved ceiling, uPVC double glazed French doors to rear, two alcoves, feature fireplace with cast iron surround, back panel and hearth, radiator

## Rear Hallway 5'3 x 3'2 approx (1.60m x 0.97m approx)

Plain ceiling, uPVC double glazed window to side, tiled floor, door into Pantry.

## Dining Room 9'19 x 13'4 approx (2.74m x 4.06m approx)

Plain ceiling, uPVC double glazed window to side , radiator, laminate floor, opening into:

## Kitchen 9'18 x 15'5 approx (2.74m x 4.70m approx)

Plain ceiling, spot lighting, Kitchen comprising of wall and base units, complimentary wood work surface over, ceramic sink with mixer tap over, uPVC double glazed window to side, halogen hob with extractor hood over, tiled walls above, NEF Double oven and Integrated NEF larder fridge, integrated dish washer, laminate floor, uPVC double glazed door to side, wall mounted radiator, opening into:

## Utility Room 5'09 x 4'5 approx (1.75m x 1.35m approx)

Plain ceiling, spot lighting, uPVC double glazed window to rear, radiator, laminate floor, bi-fold wood and glazed door into:

## W.C. 4'3 x 4'5 approx (1.30m x 1.35m approx)

Plain ceiling, Two piece suite comprising of low level toilet, pedestal wash hand basin, laminate floor, extractor fan

## First Floor

### Landing split to front and rear

#### Landing to front 5'75 x 12'5 (1.52m x 3.78m)

Access to loft, smoke detector, storage cupboard with rail

#### Bedroom One 16'3 x 14'7 (into bay) (4.95m x 4.45m (into bay))

Dado rail, uPVC double glazed bay window to front, uPVC double glazed window to front, radiator

#### Bedroom Two 9'8 x 14'1 (2.95m x 4.29m)

Plain ceiling, radiator, uPVC double glazed window to rear

#### Rear Landing 5'3 x 2'13 x 19'15 approx (1.60m x 0.61m x 5.79m approx)

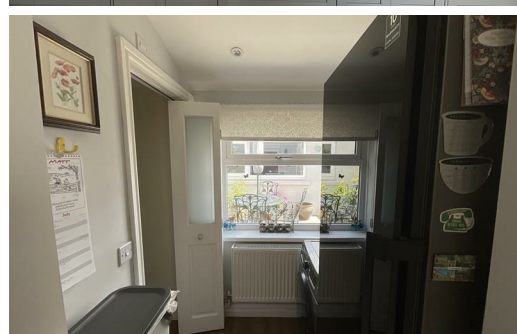
Plain ceiling

#### Bathroom 6'0 x 14'16 approx (1.83m x 4.27m approx)

Plain ceiling, uPVC double glazed window to side, wall mounted radiator, dado rail, Four piece suite comprising of walk in double shower, tiled walls around and glass screen, low level toilet, free standing roll top bath, wash hand basin in vanity unit, door into cupboard housing Combi Boiler, tiled floor

#### Bedroom Three 5'75 x 6'58 approx (1.52m x 1.83m approx)

Plain ceiling, uPVC window to side, radiator, access to loft



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)

Bedroom 4 9'12 x 13'5 approx (2.74m x 4.09m approx)

Plain ceiling, uPVC double glazed window to rear, radiator

External

To front: Enclosed Forecourt

To Rear: Enclosed seating Area access to Garage

Garage 13'7 x 18'8 approx (4.14m x 5.69m approx)

uPVC double glazed door into Garage with Electric and electric roller door, uPVC double glazed window

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 the Tenure is Freehold

Energy Rating

We are advised Energy Rating is E

Council Tax Band

We are advised Council Tax Band is D



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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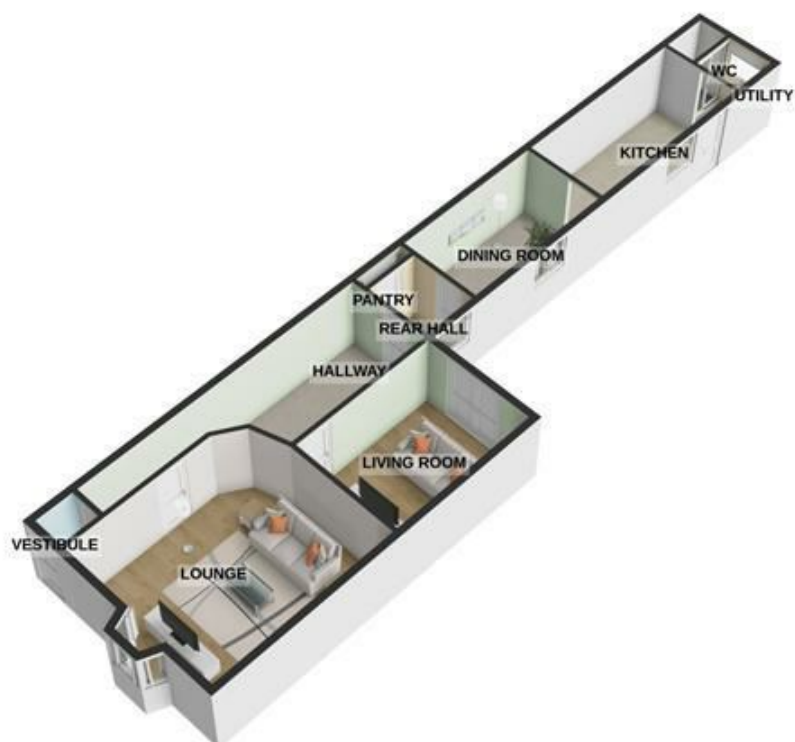
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E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

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GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
821 sq.ft. (76.2 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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