

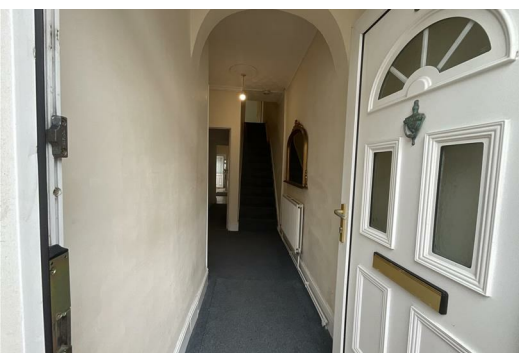


30 Stafford Street, Llanelli, Dyfed SA15 2HS
£129,000

Nestled in the heart of Llanelli, Stafford Street presents a charming terraced house that is perfect for families or those seeking a spacious home. This delightful property boasts three well-appointed reception rooms, providing ample space for relaxation, entertaining.

The location on Stafford Street is advantageous, offering easy access to local amenities, schools, and parks, making it a desirable area for families and professionals alike. The terraced design adds to the character of the home, while also providing a sense of community in this vibrant neighbourhood.

In summary, this terraced house on Stafford Street is a wonderful opportunity for those looking for a spacious and versatile home in Llanelli. With its ample reception space, multiple bedrooms, and bathrooms, it is well-suited for contemporary living. Do not miss the chance to make this charming property your own. Energy Rating D, Tenure: Freehold, Council Tax Band. Viewing A Must



Entrance

Via uPVC double glazed door into Hallway

Hallway 3'2 x 12'5 x 5'5 approx (0.97m x 3.78m x 1.65m approx)

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

Living Room 11'19 x 8'52 approx (3.35m x 2.44m approx)

Textured ceiling, coving, uPVC double glazed window to front, two alcoves, two storage cupboards, radiator, double doors into

Dining Room

Textured ceiling, two alcoves, uPVC double glazed window, patio door to rear, radiator, feature fireplace

Lounge 8'8 x 16'8 approx (2.64m x 5.08m approx)

Plain ceiling, uPVC double glazed window to side, laminate floor, door into cupboard housing Boiler door into

Shower Room 2'7 x 6'5 approx (0.79m x 1.96m approx)

Perspex ceiling, tiled walls, low level toilet, extractor fan, tiled floor, shower over.

Kitchen 9'0 x 10'13 approx (2.74m x 3.05m approx)

Plain ceiling, wall and base units, complimentary work surface over, tiled walls around, extractor hood, four ring halogen hob and oven, breakfast bar, radiator, sink with mixer tap over space for washing machine, space for fridge freezer, uPVC double glazed window to side, uPVC double glazed door to side, uPVC double glazed patio door to rear, vinyl flooring.

First Floor

Landing

Split Landing to Front and Rear of Property, providing access to Loft Room

Bedroom One 15'0 x 10'8 approx (4.57m x 3.25m approx)

Textured ceiling uPVC double glazed windows x Two, radiator

Bedroom Two 8'93 x 10'4 approx (2.44m x 3.15m approx)

Plain ceiling, uPVC double glazed window to rear radiator

Loft Room with Shower Room 11'7 (into eaves) x 14'8 approx (3.53m (into eaves) x 4.47m approx)

Smooth ceiling, beams, Velux window to rear, radiator, storage in eaves x Four. Shower with basin, low level toilet

Bathroom 4'9 x 6'07 approx (1.45m x 2.01m approx)

Plain ceiling, uPVC double glazed window to side, tiled to half around, three piece suite of bath with shower over, mixer taps, tiled walls walls around, low level toilet, pedestal wash hand basin, radiator, tiled floor

Bedroom Three 9'07 x 8'11 approx (2.92m x 2.72m approx)

Textured ceiling, uPVC double glazed window to side, radiator

External

Rear Yard leading to Outbuilding. Gated Access to rear

Outbuilding measuring 10'6 x 9'5 approx with Plain ceiling, spot lighting, sliding mirror doors to Kitchen Area, leading to W.C and shower Area.



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

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 Rating

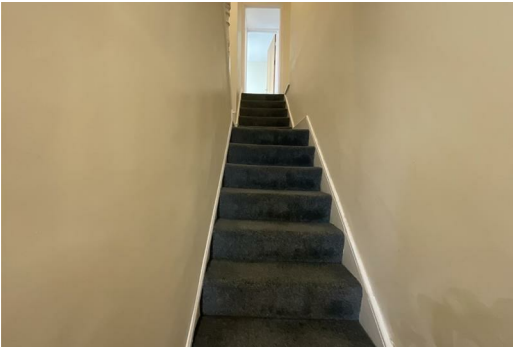
We are advised the Energy Rating is D

Tenure

We are advised that the Property is Freehold

Council Tax Band

We are advised the 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 | | | (92 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 | | |

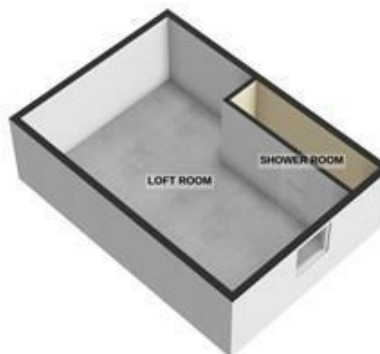
GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.6 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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