



25 Robinson Street, Llanelli, Carmarthenshire SA15 1TS
£119,000

This delightful terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and convenient home.

The property boasts two well-proportioned bedrooms, making it ideal for small families or those looking to downsize. Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you can make the most of your living space. The house features a well-appointed bathroom, catering to all your daily needs. One of the standout features of this property is the double garage, providing ample storage or parking for one vehicle, which is a rare find in this area. The absence of a chain means that you can move in without delay, making this an even more appealing prospect. This terraced house on Robinson Street is a wonderful choice that combines comfort, practicality, and potential. Don't miss the chance to view this lovely property and envision your future here.



Ground Floor

Entrance

Access via entrance door leading into:

Vestiuble

Coved and textured ceiling, half glazed interior door leading into:

Entrance Hallway

Textured ceiling, radiator, stairs to first floor.

Lounge with Dining Area 20'7 x 11'6 approx (6.27m x 3.51m approx)

Coved and textured ceiling, two radiators, uPVC double glazed window to front, uPVC double glazed window to rear.

Kitchen 11'0 x 9'5 approx (3.35m x 2.87m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, smooth ceiling, radiator, four ring gas hob with extractor hood over, plumbing for dishwasher, electric oven, single stainless steel sink unit with mixer tap, space for fridge freezer, wall mounted boiler, under stairs storage cupboard, uPVC double glazed window to side, wood effect vinyl floor.

Inner Hall

Smooth ceiling, wood effect vinyl floor, uPVC double glazed entrance door to rear garden.

Bathroom 9'3 x 8'5 approx (2.82m x 2.57m approx)

A four piece suite comprising of shower in separate shower enclosure, bath, pedestal wash hand basin, low level, part tiled walls, textured ceiling, wood effect vinyl floor, radiator, uPVC double glazed window to rear.

First Floor

Landing

Textured ceiling, access to loft space, uPVC double glazed window to rear.

Bedroom One 11'4 x 15'0 approx (3.45m x 4.57m approx)

Smooth ceiling, radiator, two uPVC double glazed windows to front.

Bedroom Two 8'9 x 9'4 approx (2.67m x 2.84m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear

External

Paved rear garden

Garage 16'6 x 17'2 approx (5.03m x 5.23m approx)

With electric connected, single stainless steel sink, plumbing for washing machine, electric roller door, uPVC double glazed window, uPVC double glazed entrance door

Tenure

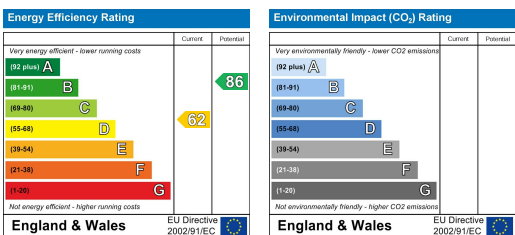
We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

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



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



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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