



43 Margam Place, Llanelli, Carmarthenshire SA15 1DE
£249,995

Welcome to Margam Place, Llanelli, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. With two well-proportioned reception rooms plus sun room there is ample room for both relaxation and entertaining. The house boasts three bedrooms, providing plenty of room for family members or guests. Externally the property has an enclosed rear garden with Off Road Parking. This property presents a wonderful opportunity for those seeking a comfortable and spacious home in Llanelli. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home. Energy Rating - TBC, Council Tax Band - C, Tenure - Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Coved and smooth ceiling, stairs to first floor, wood floor, radiator, under stairs storage cupboard.

Sitting Room 11'4 (into bay) x 10'6 approx (3.45m (into bay) x 3.20m approx)

Coved and textured ceiling, ornamental feature fireplace with white fire surround and marble hearth, two recess alcoves, radiator, uPVC double glazed bay window to front.

Lounge 13'7 (into bay) x 11'6 approx (4.14m (into bay) x 3.51m approx)

Coved and textured ceiling, wood floor, radiator with attractive lattice cover, ornamental fire with wood Adam style fire surround and marble hearth, uPVC double glazed bay window to front.

Kitchen 16'9 x 12'6 approx (5.11m x 3.81m approx)

A fitted kitchen comprising of wall, base and display units with complimentary work surface over, coved and smooth ceiling, spotlights, two velux windows, laminate floor, radiator, space for American style fridge freezer, space for range cooker, extractor hood. Separate island with one and half stainless steel sink with mixer tap, integrated dishwasher, integrated washing machine, integrated tumble dryer, wine cooler, base units and breakfast bar.

Sun Room 12'7 x 16'6 approx (3.84m x 5.03m approx)

Coved and smooth ceiling, laminate floor, multi fuel burner set on stone hearth, uPVC double glazed bi-folding doors to rear garden, storage cupboard, wall lights.

Inner Hall

Coved and smooth ceiling, storage cupboard, tiled floor, door into:

Bathroom 9'4 x 6'5 approx (2.84m x 1.96m approx)

A three piece suite comprising of wash hand basin, bath with hand held shower over, coved and smooth ceiling, tiled walls, tiled floor, vertical radiator, uPVC double glazed window to side.

First Floor

Landing

Coved and textured ceiling, radiator, uPVC double glazed window to side, access to loft space.

Bedroom One 11'6 x 10'1 approx (3.51m x 3.07m approx)

Coved and textured ceiling, radiator, uPVC double glazed window to front.

Bedroom Two 10'0 x 11'0 approx (3.05m x 3.35m approx)

Coved and textured ceiling, exposed wooden floorboards, radiator, uPVC double glazed window to front.

Bedroom Three 9'3 x 8'5 (excluding wardrobes) approx (2.82m x 2.57m (excluding wardrobes) approx)

Coved and textured ceiling, radiator, uPVC double glazed window to rear.

Shower Room 6'5 x 5'4 approx (1.96m x 1.63m approx)

A three piece suite comprising of low level W.C., circular wash hand basin set in vanity unit, shower in shower enclosure, smooth ceiling, spotlights, tiled walls, tiled floor, wall mounted towel heater, uPVC double glazed window to rear.

External

The front of the property is laid with attractive stones with side driveway which leads to the rear garden. Storage Shed with electric (12'1 x 17'5 approx). uPVC door leads to the rear garden. The rear garden is laid mainly to lawn with patio area, pond, various flowers and shrubs plus a paved area to the side.



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Council Tax Band

We are advised the Council Tax Band is C

Tenure

We are advised the tenure 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 | | |
|---|---------|-----------|
| | 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
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.4 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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