



33 Mansel Street, Llanelli, SA15 1DA
£154,995

Welcome to Mansel Street, Llanelli, this immaculately presented terraced house is an ideal opportunity for first-time buyers seeking a welcoming home. The property boasts a well-designed layout, featuring a comfortable reception room that invites relaxation and social gatherings. With two spacious bedrooms, this home provides ample space for rest and personalisation, making it perfect for individuals or small families. The location is particularly appealing, offering easy access to local amenities, schools, and transport links, making it a practical choice for those looking to settle in a vibrant community. This delightful property combines modern living with a touch of traditional charm, making it a must-see for anyone looking to embark on their homeownership journey. Don't miss the chance to make this lovely house your new home. Energy Rating TBC, Council Tax Band - B, Tenure - Freehold



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Smooth ceiling, recess alcove with oak shelves, storage cupboard, tiled floor, under stairs storage cupboard.

Lounge 19'5 x 10'5 approx (5.92m x 3.18m approx)

Coved and smooth ceiling, laminate wood floor, radiator, inglenook style fire place with oak mantelpiece and paved hearth, uPVC double glazed window to front.

Kitchen 11'4 x 13'3 approx (3.45m x 4.04m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, coved and smooth ceiling, spotlights, electric four ring hob with extractor hood over, electric double oven, tiled floor, part tiled walls, display unit with glass shelves and lighting, one and half ceramic sink unit with mixer tap, integrated dishwasher, space for table and chairs, integrated fridge freezer, uPVC double glazed window to rear, stairs to first floor, vertical radiator.

Inner Hall

Smooth ceiling, tiled floor, wall mounted boiler, uPVC double glazed entrance door to rear garden, radiator.

Shower Room 8'9 x 6'2 (2.67m x 1.88m)

A white suite comprising of circular wash hand basin and low level W.C housed in white unit with drawers, double shower enclosure with shower, coved and smooth ceiling, spotlights, tiled floor, radiator, shelving with lights, uPVC double glazed window to side.

First Floor

Landing

Smooth ceiling, access to loft space, smoke detector, uPVC double glazed window to rear, storage cupboard with shelving and radiator.

Bedroom One 14'1 x 8'2 approx (4.29m x 2.49m approx)

Coved and smooth ceiling, built in wardrobes with mirror sliding doors, radiator, uPVC double glazed window to front.

Bedroom Two 11'0 x 10'8 approx (3.35m x 3.25m approx)

Smooth ceiling, built in wardrobes with wood and mirror sliding doors, radiator, uPVC double glazed window to rear.

External

The property benefits from an enclosed rear garden with paved area, steps lead to a further paved area with pergola and seating area, lawned area with various shrubs, and another paved area. External lights, storage shed with plumbing for washing machine and space for tumble dryer. External W.C., External tap.

Garage

With electric roller door and electric connected.

Council Tax Band

We are advised the Council Tax Band is B

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 | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| Not energy efficient - higher running costs | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | England & Wales | |

The image shows two energy and environmental rating charts. The Energy Efficiency Rating chart shows a current rating of 66 (D) and a potential rating of 78 (B). The Environmental Impact (CO₂) Rating chart shows a current rating of C and a potential rating of B. Both charts include a scale from A (most efficient/friendly) to G (least efficient/friendly).

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GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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