



54 Dwyfor, Llanelli, SA15 9HA
£129,995

Welcome to Dwyfor, Llanelli, this end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community lifestyle. With its appealing layout and potential for further enhancement, this home is ready to welcome its new owners. Don't miss the chance to make this lovely house your own in the heart of Llanelli.

Tenure: Freehold, Energy Rating D, Council Tax Band B. Viewing Recommended Ideal First Time Buy.



Entrance

Via uPVC double Glazed door to front

Hallway 6'7 x 12'2 approx (2.01m x 3.71m approx)

Plain ceiling, stairs to First Floor, radiator, laminate floor, smoke detector, door into :

W.C 2'6 x 4'6 approx (0.76m x 1.37m approx)

Plain ceiling, uPVC glazed window to side, low level toilet, pedestal wash hand basin, laminate floor

Lounge 11'2 x 12'17 approx (3.40m x 3.66m approx)

Plain ceiling, coving, radiator, uPVC double glazed window to front, Two alcoves

Kitchen/Diner 8'10 18'5 approx (2.69m 5.61m approx)

Plain ceiling, coving, spot lighting, wall and base units, complimentary work surface over, wall mounted boiler, space for tumble dryer, space for washing machine, tiled walls to half, oven, halogen hob, uPVC double glazed window to rear, one and a half sink unit, radiator, uPVC double glazed patio door to rear, windows either side.

Landing 2'7 x 9'5 approx (0.79m x 2.87m approx)

Plain ceiling, smoke detector, uPVC glazed window to side, storage cupboard with shelves

Bathroom 2'6 x 7'1 x 6'2 approx (0.76m x 2.16m x 1.88m approx)

Plain ceiling, coving, uPVC glazed window to side, radiator, three piece suite comprising of low level toilet, pedestal wash hand basin, bath with shower over, tiled floor

Bedroom One 10'15 x 11'9 approx (3.05m x 3.58m approx)

Plain ceiling, uPVC glazed window to rear, radiator

Bedroom Two 10'8 x 10'6 approx (3.25m x 3.20m approx)

Plain ceiling, uPVC glazed window to front, radiator

Bedroom Three 5'7 x 10'3 approx (1.70m x 3.12m approx)

Plain ceiling, uPVC double glazed window to front, storage cupboard with rail, radiator.

External

Enclosed Garden, side gated access to rear

Enclosed Garden to rear: Patio area, two storage sheds, lawn, mature trees

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

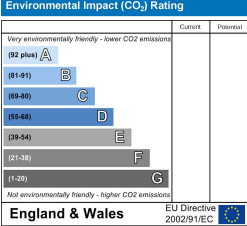
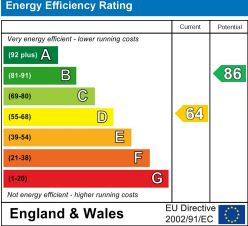
We are advised the Energy Rating is D

Council Tax Band

We are advised Council Tax Band is B

Tenure

We are advised the Property is Freehold



GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 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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