



32 Andrew Street, Llanelli, Carmarthenshire SA15 3YP
£124,995

Located on Andrew Street in Llanelli, this charming terraced house presents an excellent opportunity for first-time buyers seeking a welcoming home. The property boasts two spacious reception rooms, and three bedrooms, One of the standout features of this property is that it comes with no chain, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for first-time buyers who may be eager to settle into their new home without unnecessary delays. Located in the town of Llanelli, the property is within easy reach of local amenities and transport links, making it an ideal choice for those looking to enjoy the best of both town and community living. In summary, this terraced house on Andrew Street is a delightful find for anyone looking to embark on their homeownership journey. With its generous living spaces, and prime location, it is a property that should not be missed. Energy Rating - D Council Tax Band - B, Tenure - We are advised is Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Laminate wood floor, half glazed interior door leading into:

Hall

Radiator, laminate wood floor, stairs to first floor, coved ceiling.

Sitting Room 12'0" x 10'2" approx (3.68m x 3.12m approx)

Coved ceiling, wood fire surround with electric fire set on marble effect hearth, radiator, uPVC double glazed window to front.

Lounge 15'2 x 12'3 approx (4.62m x 3.73m approx)

Coved ceiling, laminate wood floor, electric coal effect fire set in fire surround, under stairs storage cupboard, radiator, uPVC double glazed window to rear.

Kitchen 13'1 x 8'6 approx (3.99m x 2.59m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, electric four ring hob with extractor hood over, eye level electric oven, part tiled walls, one and half stainless steel sink with mixer tap, integrated washing machine, integrated dishwasher, integrated fridge freezer, tiled effect vinyl floor, uPVC double glazed window to side, uPVC double glazed entrance door, radiator.

Shower Room 8'8 x 6'8 approx (2.64m x 2.03m approx)

A three piece suite comprising of shower in shower enclosure, pedestal wash hand basin. low level W.C., smooth ceiling, laminate wood floor, radiator, part tiled walls, uPVC double glazed window to rear.

First Floor

Landing

Access to loft space, uPVC double glazed window to rear.

Bedroom One 13'6 x 8'6 approx (4.11m x 2.59m approx)

Coved ceiling, radiator, uPVC double glazed window to front, door into:

Separate W.C

A two piece suite comprising of wall mounted wash hand basin, low level W.C., laminate wood floor.

Bedroom Two 9'7 x 9'2 approx (2.92m x 2.79m approx)

Coved ceiling, radiator, uPVC double glazed window to rear, storage cupboard housing wall mounted boiler

Bedroom Three 6'8 x 10'0 approx (2.03m x 3.05m approx)

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

External

The rear garden is paved with rear wooden pedestrian gate which leads to the rear lane, Garage up and over door.

Tenure

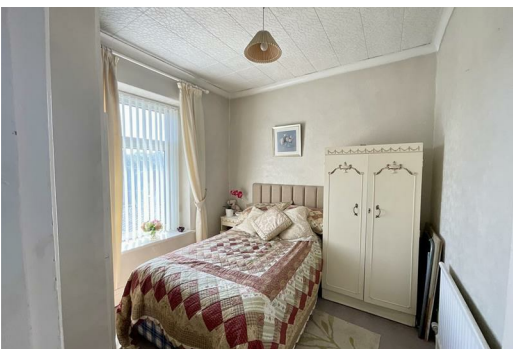
We are advised the tenure is Freehold

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



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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(43-54) E			(29-38) E		
(31-42) F			(19-28) F		
(1-20) G			(1-18) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

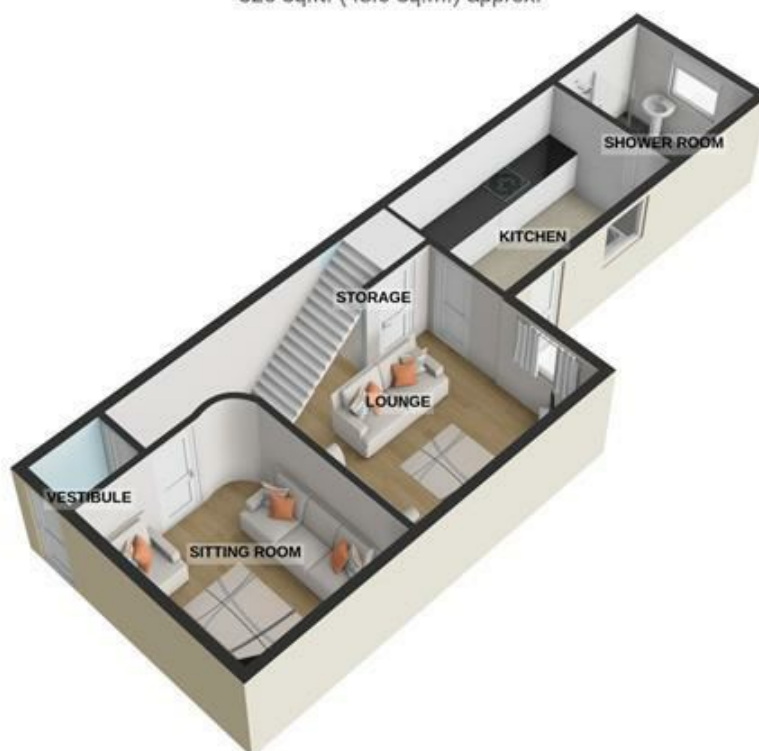
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GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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