



8 Russell Street, Llanelli, SA15 1BH
£89,995

Welcome to Russell Street, Llanelli a three bedroom mid terrace property which presents an excellent opportunity for both first-time buyers and families seeking a new home. With no onward chain, you can move in without delay and start enjoying all that this property has to offer. The house benefits from two reception rooms. The property is situated with easy access to local shops and Llanelli Train Station. In summary, this terraced house on Russell Street is a wonderful opportunity to secure a lovely home in Llanelli. with the advantage of no onward chain, it is a property not to be missed. Council Tax Band - We are advised is B, Tenure - We are advised is Freehold, Energy Rating - C



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Laminate tiled effect floor, stained glass glazed interior door into:

Hallway

Herringbone wood block floor, stairs to first floor, radiator, smoke detector, under stairs storage cupboard,

Sitting Room 14'1 x 9'9 approx (4.29m x 2.97m approx)

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

Lounge 11'5 x 12'7 approx (3.48m x 3.84m approx)

Coved ceiling, radiator, exposed wooden floorboards, feature fire set on tiled hearth, uPVC double glazed French Doors to rear garden.

Kitchen 14'3 x 10'5 (into bay) approx (4.34m x 3.18m (into bay) approx)

Comprising of matching wall and base units with work surface over, one and half stainless steel sink unit, space for cooker, part tiled walls, coved and smooth ceiling, radiator, uPVC double glazed bay window to side, uPVC double glazed entrance door to rear garden, tiled floor.

Inner Hall

Tiled floor, uPVC double glazed window to side.

Separate W.C

Low level W.C., uPVC double glazed window to rear, tiled floor.

Bathroom 8'5 x 4'9 approx (2.57m x 1.45m approx)

A two piece suite comprising of pedestal wash hand basin, bath, part tiled walls, tiled floor, storage space with shelf and wall mounted boiler, radiator, uPVC double glazed window to rear.

First Floor

Landing

uPVC double glazed window to rear, loft access.

Bedroom One 11'5 x 10'2 approx (3.48m x 3.10m approx)

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

Bedroom Two 11'6 x 9'9 approx (3.51m x 2.97m approx)

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

Bedroom Three 9'6 x 7'5 approx (2.90m x 2.26m approx)

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

External

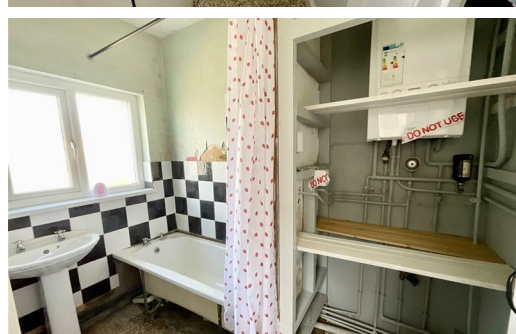
The property benefits from a rear garden.

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B



35 Thomas Street, Llanelli, SA15 3JE

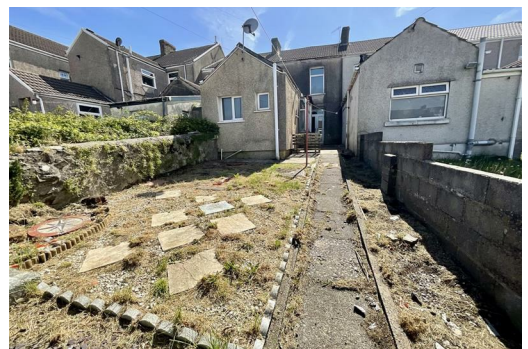
Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

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	

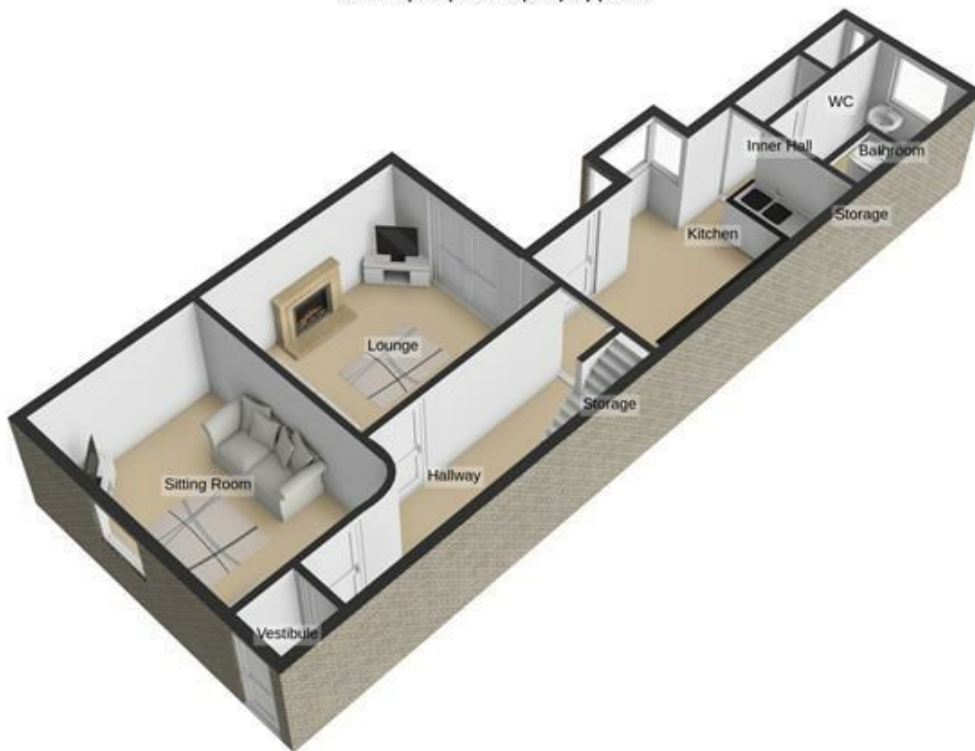
35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

Ground Floor
587 sq.ft. (54.5 sq.m.) approx.



1st Floor
394 sq.ft. (36.6 sq.m.) approx.



Total Floor Area : 981 sq.ft. (91.1 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.
Made with Metropix © 2026

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com