



3 Ger-Y-Maes, Llanelli, Carmarthenshire SA14 8AY £250,000

Welcome to Ger-Y-Maes, Llanelli, a three bedroom detached family home presenting an excellent opportunity for families or individuals seeking a comfortable and inviting home. The single reception room offers a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in. Additionally, the property includes off road parking, a valuable asset in this desirable location. With local amenities, schools, and parks nearby, this home is perfectly positioned for both convenience and leisure. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful blend of comfort and accessibility. Do not miss the chance to make this charming house your new home. Energy Rating - TBC, Council Tax Band - We are advised is D, Tenure - We are advised is Freehold. No chain.



Entrance

Via composite door leading to:

Entrance Hall 5'81*3'81 (1.52m*0.91m)

Textured ceiling, dado rail, wooden flooring. Door leading to:

Sitting room 7'80*17'95 (2.13m*5.18m)

Smooth ceiling, double glazed uPVC door to the front, one feature wall with panelling, cupboard housing combi boiler, radiator, laminate flooring.

Lounge 14'51*11'12 (4.27m*3.35m)

Smooth ceiling, partly panelled feature wall, double glazed uPVC window to the front, radiator, stairway to first floor, wooden flooring, archway leading to:

Kitchen/Diner 19'83*8'18 (5.79m*2.44m)

Smooth ceiling with spot lights, upper and lower cabinets with complimentary work surface, integrated dish washer, extractor fan, integrated gas cooker with gas hob, belfast sink with mixer tap, double glazed uPVC patio doors and double glazed uPVC window to the rear, partly tiled walls, radiator, tiled flooring in kitchen and wood flooring in dining area. Sliding door leading to understairs utility with plumbing for washing machine.

First Floor

Landing 14'09*6'18 (4.50m*1.83m)

Smooth ceiling, attic hatch, carpeted flooring.

Bedroom One 11'26*11'69 (3.35m*3.35m)

Textured ceiling, double glazed uPVC window to rear, built in storage cupboards, radiator, carpeted flooring.

Bedroom Two 11'28*11'22 (3.35m*3.35m)

Smooth ceiling, uPVC double glazed window to front, radiator, carpeted flooring.

Bedroom Three 8'30*7'89 (2.44m*2.13m)

Textured ceiling, double glazed uPVC window to front, radiator, laminate flooring.

Family bathroom 8'27*8'42 (2.44m*2.44m)

Smooth ceiling with spot lights, extractor fan, walk in shower with glass screen, W.C, wash hand basin with mixer tap, partly tiled walls, double glazed uPVC privacy window to the rear, mounted heated towel rail, tiled flooring.

External

Front- Driveway for two vehicles, small gravel area. Side access through wooden gate to rear garden.

Rear- Storage shed, fencing all around, patio area, area with artificial turf.

Tenure

We are advised is Freehold

Council Tax Band

We are advised is D

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



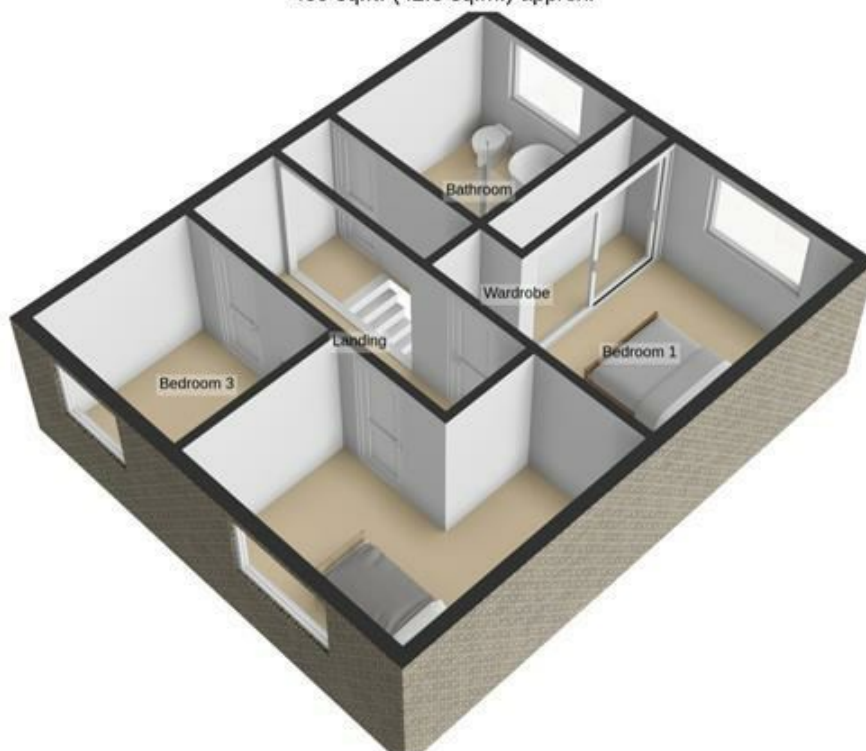
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
549 sq.ft. (51.0 sq.m.) approx.



1st Floor
455 sq.ft. (42.3 sq.m.) approx.



Total Floor Area : 1004 sq.ft. (93.3 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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