

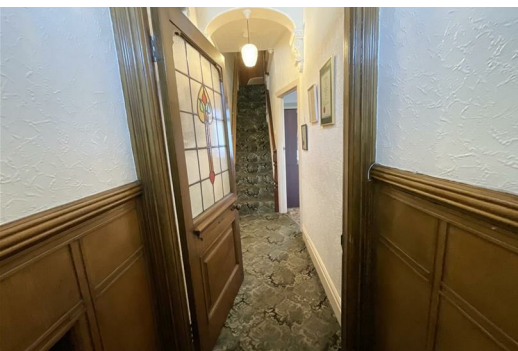


71 Pemberton Road, Llanelli, SA14 9BH

£129,995

Welcome to the charming Pemberton Road in Llanelli, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts a well-proportioned reception/dining room, perfect for entertaining guests or enjoying quiet evenings in. With three inviting bedrooms, there is ample space for family living or the possibility of creating a home office. The bathroom is conveniently located, catering to the needs of the household with ease. One of the notable features of this property is the parking space available for one vehicle, a valuable asset in this area. Additionally, the absence of a chain means that the process of moving in can be swift and straightforward, allowing you to settle into your new home without unnecessary delays.

This house is ideally situated, providing easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking to invest or find a place to call home, this property on Pemberton Road is certainly worth considering. Energy rating-D Tenure-we are advised the tenure is freehold. We are advised the council tax is band C.



Entrance 3'49*4'93 (0.91m*1.22m)

Double uPVC front door, partly wooden cladding all walls, dado rail, carpeted flooring, wooden stained glass door leading to:

Entrance Hallway 8'66*3'50 (2.44m*0.91m)

Stairway leading to first floor with hand rail, radiator, carpeted flooring.

Lounge/Diner 11'20*21'21 (3.35m*6.40m)

Textured ceiling, double glazed uPVC window to front and rear, partly wooden cladding on walls, gas fire, two radiators, under stairs storage cupboard, carpeted flooring.

Kitchen 12'92*8'88 (3.66m*2.44m)

Smooth ceiling, partly tiled walls, double glazed uPVC window to side, lower cabinets, space for electric cooker and washing machine, radiator, double sink with mixer tap, linoleum flooring.

Lobby

Storage cupboard, double uPVC back door, linoleum flooring.

Shower Room 7'56*8'66 (2.13m*2.44m)

Smooth ceiling, walk in shower, W.C, hand wash basin, partly tiled walls, partly cladding, radiator, two double glazed uPVC privacy windows, wet room flooring.

Landing 5'84*10'89 (1.52m*3.05m)

Attic hatch, split stairway, wooden banister, carpeted flooring.

Bedroom One 15'46*10'73 (4.57m*3.05m)

Smooth ceiling, two double glazed uPVC windows to the front, radiator, dado rail, carpeted flooring.

Bedroom Two 9'00*13'45 (2.74m*3.96m)

Textured ceiling, fitted wardrobe, double glazed uPVC window to the side, stained glass wooden door, radiator, carpeted flooring.

Bedroom Three 10'82*9'24 (3.05m*2.74m)

Smooth ceiling, double glazed uPVC window to rear, radiator, dado rail, carpeted flooring.

External

Pathway leading to patio area, lawn area, storage shed, stone garage, wooden rear gate to back lane.

Tenure:

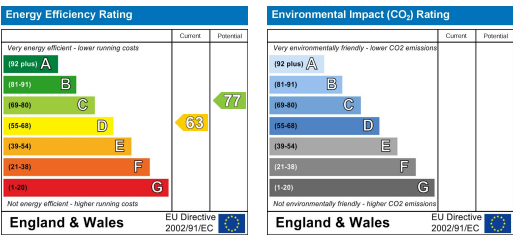
We are advised by the vendor that the property is Freehold

Council Tax Band

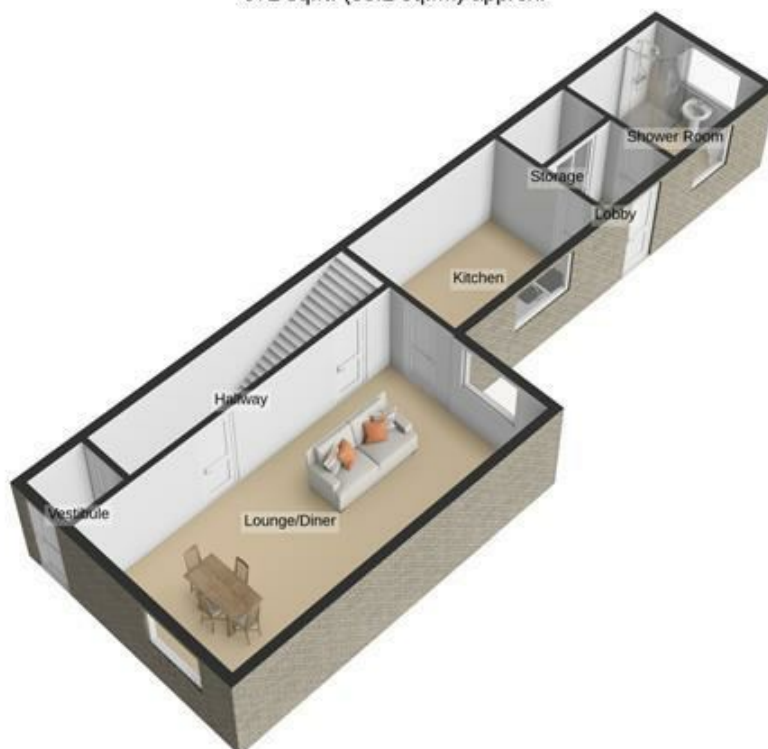
We are advised that the council tax is band B

Property Disclaimer

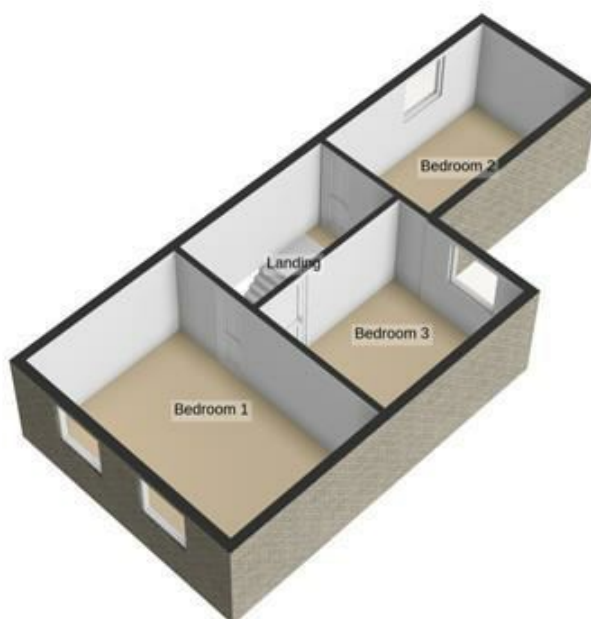
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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**



Ground Floor
572 sq.ft. (53.2 sq.m.) approx.



1st Floor
433 sq.ft. (40.2 sq.m.) approx.



Total Floor Area : 1005 sq.ft. (93.4 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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