



5 Emma Street, Llanelli, Carmarthenshire SA15 1BA
Offers In Excess Of £110,000

Welcome to Emma Street, Llanelli, a mid terraced house which presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests plus two good size bedrooms. 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. Whether you are looking to take your first step onto the property ladder or seeking a cosy retreat, this terraced house on Emma Street is a fantastic choice. Do not miss the chance to make this charming residence your own. Energy Rating - TBC, Council Tax Band - B, Tenure - Freehold



Ground Floor

Entrance

With uPVC entrance door leading into:

Entrance Hall

Smooth ceiling, grey vinyl floor, glazed interior door leading into:



Lounge with Dining Area 19'6 x 15'2 approx (5.94m x 4.62m approx)

Smooth ceiling, under stairs storage cupboard, two radiators, stairs to first floor, storage cupboard with shelving, uPVC double glazed window to front.



Kitchen 13'0 x 8'1 approx (3.96m x 2.46m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, smooth ceiling, stainless steel sink unit with mixer tap, grey vinyl floor, four ring induction hob with extractor fan over, electric oven, wall mounted boiler, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden.

Bathroom 13'0 x 6'6 approx (3.96m x 1.98m approx)

A white three piece suite comprising of bath with shower over, low level W.C., pedestal wash hand basin, smooth ceiling, part tiled walls, vinyl floor, extractor fan, uPVC double glazed window to rear.



First Floor

Landing

Smooth ceiling, smoke detector, access to loft space

Bedroom One 13'7 x 8'6 approx (4.14m x 2.59m approx)

Smooth ceiling, ornamental fire place, uPVC double glazed window to front, radiator.



Bedroom Two 11'3 x 11'0 approx (3.43m x 3.35m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear.

External

The rear enclosed garden is laid mainly to lawn with patio area. Storage Shed.

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		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
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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