



**146 Heol Elfed, Llanelli, Carmarthenshire SA14 9HG**  
**£148,000**

Welcome to Heol Elfed, Llwynhendy, Llanelli, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. The semi-detached design offers a sense of privacy while still being part of a friendly community. Llwynhendy is known for its pleasant surroundings and accessibility to local amenities, making it an ideal location for those seeking convenience, with good transport links and nearby schools, this property is perfectly positioned for family life. This home is a wonderful canvas for personalisation, allowing you to create a space that truly reflects your style and needs. Whether you are looking to settle down or invest, this property on Heol Elfed is certainly worth considering. Don't miss the chance to make this lovely house your new home. Tenure: Freehold, Energy Rating D Council Tax Band B. Chain free.





Entrance

Via uPVC double glazed front door into:

Hallway 9'03"7'51 (2.82m\*2.13m)

Plain ceiling, radiator, uPVC double glazed window to front, stairs to First Floor, tiled floor door into:

Kitchen 10'28"8'98 (3.05m\*2.44m)

Plain ceiling, uPVC double glazed windows to front, Kitchen comprising of wall and base units, complimentary work surface over, sink unit, space for washing machine, space for American Fridge Freezer, wall mounted combi boiler, wall mounted radiator, tiled floor, tiled walls to half

Lounge /Diner 10'93"18'44 (3.05m\*5.49m)

Plain ceiling, uPVC double glazed window to rear, uPVC double glazed Patio Doors to rear, uPVC double glazed window to side, laminate floor

Landing 3'31"9'80 (0.91m\*2.74m)

Plain ceiling, access to loft, radiator

Bathroom 5'90"6'28 (1.52m\*1.83m)

Plain ceiling, uPVC double glazed widow to rear, low level toilets, pedestal wash hand basin, corner shower unit, fully tiled walls, laminate floor, wall mounted chrome radiator

Bedroom One 8'46"13'74 (2.44m\*3.96m)

Plain ceiling, uPVC double glazed window to front, radiator

Bedroom Two 6'35"11'57 (1.83m\*3.35m)

Plain ceiling, uPVC double glazed window to rear, radiator

Bedroom Three 6'15"10'11 (1.83m\*3.33m)

Plain ceiling, uPVC double glazed window to front, radiator

External

To front: Enclosed forecourt to front, providing Off road Parking for Two Vehicles, side gated entrance to rear

To rear: Enclosed Garden, Patio Area, seating area, Lawn

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

Tenure

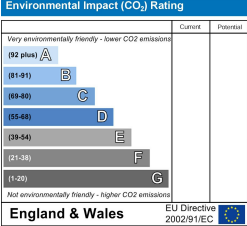
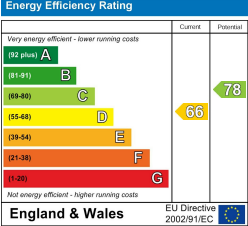
We are advised Tenure is Freehold

Council Tax Band

We are advised Council Tax Band is B

Energy Rating

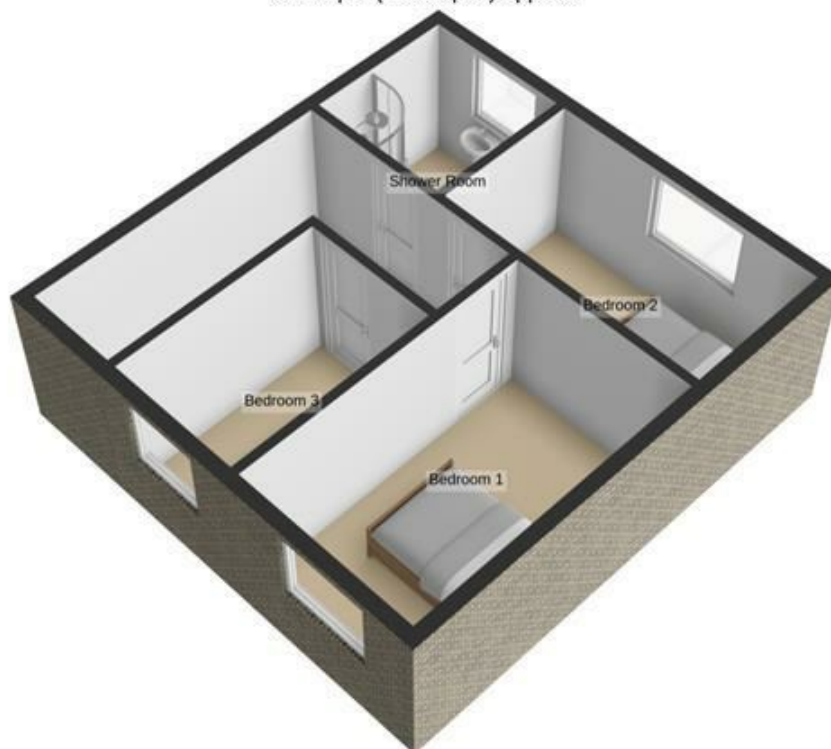
Energy Rating to be Confirmed



Ground Floor  
377 sq.ft. (35.0 sq.m.) approx.



1st Floor  
377 sq.ft. (35.0 sq.m.) approx.



Total Floor Area : 754 sq.ft. (70.1 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.  
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