



11 Prospect Place, Llanelli, SA15 3PT
£129,950

Welcome to Prospect Place, Llanelli. A two bedroom property perfect for first-time buyers seeking a comfortable and convenient home. The property boasts a garage offering off road parking, extra storage or the potential for a workshop, which caters to various lifestyle needs. Situated close to Llanelli Town Centre, you will find yourself within easy reach of a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease. This property presents an excellent opportunity for those looking to step onto the property ladder. Don't miss your chance to make this lovely house your new home. Energy Rating - TBC, Council Tax Band - We are advised is B, Tenure - We are advised is Freehold.



Ground Floor

Entrance

Access via entrance door leading into:

Lounge 20'7 x 16'8 approx (6.27m x 5.08m approx)

Smooth ceiling, wood laminate floor, stairs to first floor, two radiators, uPVC double glazed entrance door to rear garden.

Kitchen 10'4 x 10'3 approx (3.15m x 3.12m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, smooth ceiling, velux window, spotlights, uPVC double glazed window to rear, single stainless steel sink unit with mixer tap, electric four ring hob with extractor hood over, electric oven, plumbing for washing machine, radiator, grey tiled effect vinyl floor.

First Floor

Landing

Smooth ceiling, smoke detector, uPVC double glazed window to rear.

Bedroom One 12'5 x 10'2 approx (3.78m x 3.10m approx)

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

Bedroom Two 9'2 x 10'2 approx (2.79m x 3.10m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear, storage cupboard housing wall mounted boiler.

Bathroom 9'0 x 5'10 approx (2.74m x 1.78m approx)

A white three piece suite comprising of low level W.C., bath with shower over, wash hand basin set in white unit, smooth ceiling, radiator, respatex walls, uPVC double glazed window to front.

External

The rear garden is laid to lawn with paved area

Garage 19'8 x 9'11 approx (5.99m x 3.02m approx)

uPVC double glazed entrance door, garage door, uPVC double glazed window.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Ground Floor
470 sq.ft. (43.6 sq.m.) approx.



1st Floor
359 sq.ft. (33.4 sq.m.) approx.



Total Floor Area : 829 sq.ft. (77.0 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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