



109 James Street, Llanelli, Carmarthenshire SA15 1DY £169,000

Welcome to James Street, Llanelli, this well-presented end terrace house offers a delightful blend of comfort and convenience. With four bedrooms, this property is perfect for families seeking ample living space. The lounge with dining area provides versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The property's location is particularly advantageous, as it is situated close to both a primary school and a comprehensive school, making it an ideal choice for families with children. Additionally, residents will appreciate the easy access to Llanelli Town Centre, where a variety of shops, restaurants, and amenities await. This home not only offers a comfortable living environment but also the convenience of nearby educational facilities and local conveniences. Whether you are looking to settle down in a vibrant community or seeking a property with great potential, this end terrace house on James Street is certainly worth considering. Energy Rating - TBC, Tenure - We are advised is Freehold, Council Tax - We are advised is B



Ground Floor

Entrance

Access via entrance door leading into:

Vestibule

Tiled floor, half glazed interior door leading into:

Entrance Hallway

Stairs to first floor, laminate floor, radiator, under stairs storage area.

Lounge with Dining Area 23'7 x 12'8 approx (7.19m x 3.86m approx)

Coved ceiling, laminate floor, radiator, uPVC double glazed windows to front and rear.

Kitchen 14'3 x 9'10 approx (4.34m x 3.00m approx)

A fitted kitchen comprising of base units with complimentary work surface over, coved and smooth ceiling, one and half sink unit with mixer tap, plumbing for washing machine, breakfast bar, radiator, space for American Style fridge freezer, space for range style cooker, part tiled walls, grey vinyl floor, two uPVC double glazed windows to side.

Inner Hall

Grey vinyl floor.

Bathroom

A three piece suite comprising of low level W.C., two wash hand basins with storage drawers, bath, storage cupboard housing wall mounted boiler, radiator, grey vinyl floor, respatex walls, smooth ceiling, two uPVC double glazed windows to rear.

Utility Room

Comprising of base units with complimentary work surface over, two uPVC double glazed entrance doors, uPVC double glazed window, grey vinyl floor, space for tumble dryer.

First Floor

Landing

uPVC double glazed window to side, access to loft space.

Bedroom One 15'8 x 10'9 approx (4.78m x 3.28m approx)

Coved ceiling, radiator, uPVC double glazed window to side.

Bedroom Two 10'1 x 10'7 approx (3.07m x 3.23m approx)

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

Bedroom Three 12'11 x 9'0 approx (3.94m x 2.74m approx)

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

Bedroom Four 9'7 x 7'1 approx (2.92m x 2.16m approx)

Radiator, uPVC double glazed window to front.

External

The rear enclosed garden is paved with artificial lawn, pond, summer house/storage, side pedestrian access. There is a further enclosed area which is paved and gravelled stones.

Council Tax Band

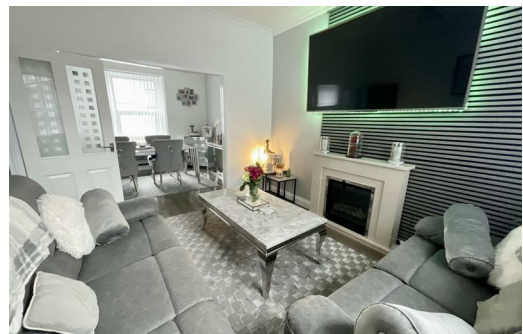
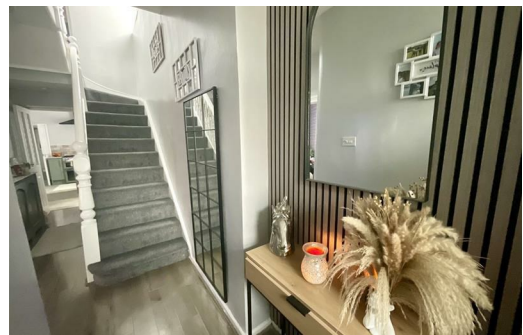
We are advised the Council Tax Band is B

Tenure

We are advised the tenure is Freehold

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical



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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
656 sq.ft. (60.9 sq.m.) approx.



1st Floor
538 sq.ft. (49.9 sq.m.) approx.



Total Floor Area : 1193 sq.ft. (110.9 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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