



44 James Street, Llanelli, Carmarthenshire SA15 1EA
£130,000

This delightful terraced house presents an excellent opportunity for first-time buyers seeking a welcoming home. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation and personalisation, catering to the needs of a growing family or those wishing to create a comfortable sanctuary. The house features a conveniently located bathroom, ensuring practicality for everyday living. With no chain involved, the process of acquiring this property is made simpler, allowing for a smoother transition into your new home. This residence is ideally situated within easy reach of local amenities and schools, making it a perfect choice for those who value community and convenience. Whether you are looking to invest in your first home or seeking a property with potential, this charming terraced house on James Street is not to be missed. Energy Rating D, Tenure - Freehold, Council Tax Band B



Ground Floor

Entrance

Access via entrance door into:

Vestibule

Coved ceiling, dado rail, tiled floor, half glazed with stained glass interior door leading into:

Entrance Hallway

Coved ceiling, laminate wood floor, stairs to first floor, radiator, under stairs storage cupboard.

Lounge 15'2 x 10'1 approx (4.62m x 3.07m approx)

Coved and smooth ceiling, two recess alcoves, tiled fire place, radiator, laminate wood floor, uPVC double glazed window to front.

Dining Room 12'1 x 12'5 approx (3.68m x 3.78m approx)

Coved and smooth ceiling, two recess alcoves with storage, grey flooring, radiator, open fireplace with slate hearth, uPVC double glazed window to rear.

Kitchen 19'9 x 10'0 approx (6.02m x 3.05m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, gas four ring hob with extractor hood over, electric oven, part tiled walls, one and half stainless steel sink unit with mixer tap, part tiled walls, radiator, uPVC double glazed window to side, tiled effect vinyl floor, space for fridge freezer, space for table and chairs, integrated fridge.

Utility Room 10'0 x 8'2 approx (3.05m x 2.49m approx)

Smooth ceiling, single stainless steel unit, work surface, plumbing for washing machine, space for tumble dryer, radiator, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden, tiled effect vinyl floor.

First Floor

Landing

Split landing, smooth ceiling, smoke detector, access to loft space, dado rail

Bedroom One 18'3 x 10'8 approx (5.56m x 3.25m approx)

Smooth ceiling, radiator, two uPVC double glazed windows to front.

Bedroom Two 12'2 x 12'1 approx (3.71m x 3.68m approx)

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

Bedroom Three 10'0 x 10'9 approx (3.05m x 3.28m approx)

Smooth ceiling, radiator, uPVC double glazed window to side

Bathroom 9'5 x 7'0 approx (2.87m x 2.13m approx)

A white three piece suite comprising of low level W.C., pedestal wash hand basin, bath with shower over, smooth ceiling, part tiled walls, uPVC double glazed window to side, tiled floor, wall mounted towel heater, storage cupboard housing wall mounted boiler.

External

The rear garden is laid mainly to lawn with paved area. Rear pedestrian access. Storage Shed

Tenure

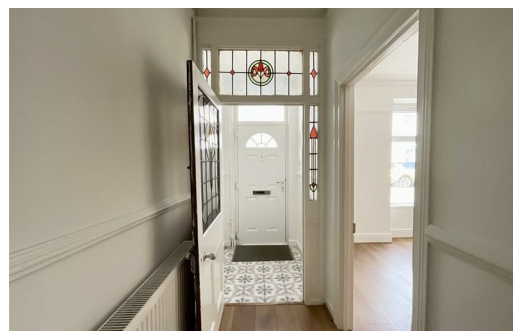
We are advised the tenure is Freehold

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



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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	

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 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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