



10 The Nurseries, Llanelli, Carmarthenshire SA15 4BN £180,000

Welcome to The Nurseries, Llanelli, this delightful end-terrace house presents an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With three bedrooms, there is plenty of room for a growing family or for those who simply desire extra space. The house features an upstairs bathroom, with separate W.C. ensuring comfort and convenience for everyday living. One of the standout features of this property is the lovely garden, which overlooks a serene brook, offering a peaceful retreat right at your doorstep. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The property also includes a garage, providing off road parking or additional storage. Situated off the main road, the location offers a quiet environment while still being conveniently close to local amenities. With no chain involved, this home is ready for you to move in and make it your own. Whether you are looking to start your journey on the property ladder or seeking a comfortable family home, this charming house in Llanelli is not to be missed. EPC: D, Tenure: Freehold, Council Tax Band: C.



Entrance:

Via uPVC entrance door into:

Entrance Hallway:

Textured ceiling, radiator, under stairs storage cupboard.

Lounge: 15'8 x 11'8 approx (4.78m x 3.56m approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator, feature fireplace, understairs area, stairs to first floor, door into:

Dining Room: 15'8 x 10'4 approx (4.78m x 3.15m approx)

Coved and textured ceiling, uPVC double glazed window to rear, radiator, laminate wood flooring, door into:

Kitchen:

Tongue and groove panelled ceiling, uPVC double glazed window to rear , uPVC double glazed door to side, tiled walls, radiator, linoleum flooring. A range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap and drainer. Space for cooker, space for washing machine, space for fridge freezer, space for table and chairs.

First Floor:**Landing:**

Coved and textured ceiling, access to loft, airing cupboard housing water tank.

Bedroom One: 12'2 (to wardrobes) x 9'4 approx (3.71m (to wardrobes) x 2.84m approx)

Coved and textured ceiling, uPVC double glazed window to rear, radiator, built in wardrobes.

Bedroom Two: 10'6 x 9'3 approx (3.20m x 2.82m approx)

Coved and textured ceiling, uPVC double glazed window to front radiator, built in wardrobes.

Bedroom Three: 7'6 x 6 approx (2.29m x 1.83m approx)

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

W.C 5'6 x 2'7 approx (1.68m x 0.79m approx)

Textured ceiling, obscured uPVC double glazed window to rear, respatex walls, low level W.C

Bathroom: 5'6 x 4'10 approx (1.68m x 1.47m approx)

Textured ceiling, obscured uPVC double glazed window to rear, respatex walls, vertical wall mounted towel heater, vanity wash hand basin , bath.

External:

To the front of the property is a lawned garden with path up to the front, side pedestrian access leads to the good size rear garden which consists of a patio area, archway leading to a lawn and decorative stone areas, steps lead up to the gravelled patio area, which looks out onto the brook behind. There is right of way across the next door neighbours which leads to the garage.

Garage: Up and over door.

Tenure:

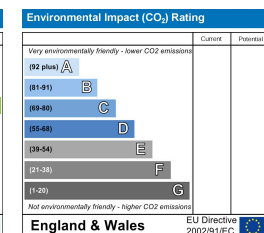
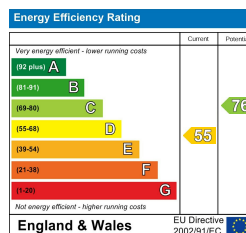
We are advised that the property is Freehold

Council Tax Band:

We are advised that the property is Council Tax Band C.

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



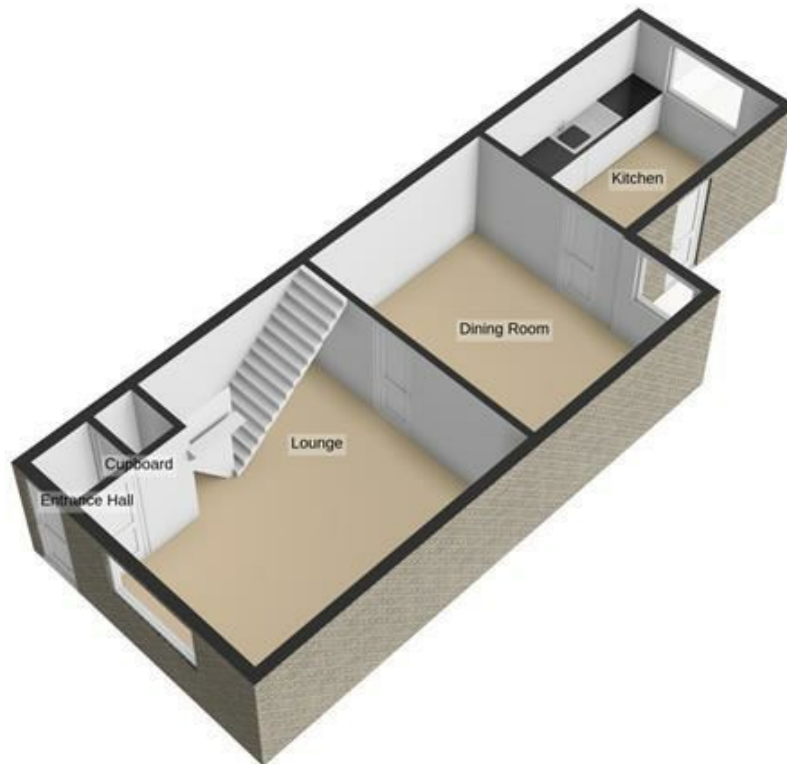
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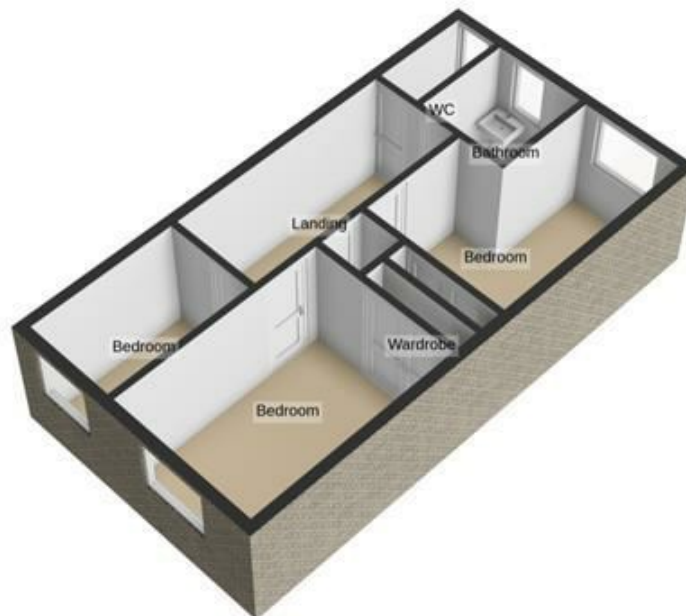
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Ground Floor



1st Floor



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