



23 Heol James Gravell, Llanelli, Carmarthenshire SA15 4BX £239,995

Welcome to this beautifully presented terraced house located on Heol James Gravell, Parc Y Strade, Llanelli. This delightful property is set over three floors, offering ample space for comfortable living. With three well-proportioned bedrooms, it is perfect for families or those seeking extra room for guests. The house boasts a welcoming reception room, ideal for entertaining or relaxing after a long day. The interior is thoughtfully designed, ensuring a warm and inviting atmosphere throughout. Situated in a popular location, this home is conveniently close to the stunning Sandy Water Park and the Llanelli Millennium Coastal Park, providing residents with easy access to beautiful outdoor spaces for walking, cycling, and enjoying nature. This property presents an excellent opportunity for those looking to settle in a vibrant community with plenty of amenities nearby. Whether you are a first-time buyer or seeking a new family home, this terraced house is sure to impress. Don't miss the chance to make it your own! Energy Rating - B, Tenure - Freehold, Council Tax Band - D.



Ground Floor

Entrance

Access via entrance door leading into:

Entrance Hallway

Smooth ceiling, laminate wood floor, stairs to first floor, smoke detector, under stairs storage area, radiator.

Cloakroom

A two piece suite comprising of low level W.C., pedestal wash hand basin, smooth ceiling, extractor fan, laminate floor, radiator, part tiled walls.

Kitchen with Dining Area 15'4 x 10'5 approx (4.67m x 3.18m 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, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, wall mounted boiler housed in wall unit, uPVC double glazed window to rear, one and half stainless steel sink unit with mixer tap, radiator, laminate wood floor, space for table and chairs, uPVC double glazed French Doors to rear garden.

First Floor

Landing

Smooth ceiling, radiator, uPVC double glazed window to front, storage cupboard, stairs to second floor.

Lounge 15'5 x 13'0 approx (4.70m x 3.96m approx)

Smooth ceiling, two radiators, uPVC double glazed window to rear, uPVC double glazed French Doors to Juliette Balcony.

Bedroom Three 14'5 x 8'8 approx (4.39m x 2.64m approx)

Smooth ceiling, radiator, uPVC double glazed French Doors to Juliette Balcony.

Second Floor

Landing

Smooth ceiling, radiator, access to loft space.

Bedroom One 15'6 x 10'10 approx (4.72m x 3.30m approx)

Smooth ceiling, two radiators, two uPVC double glazed windows to rear, door into:

En Suite

A three piece suite comprising of shower in shower enclosure, pedestal wash hand basin, low level W.C., smooth ceiling, radiator, part tiled walls, extractor fan, vinyl floor.

Family Bathroom 6'6 x 6'7 approx (1.98m x 2.01m approx)

A white three piece suite comprising of bath, pedestal wash hand basin, low level W.C., smooth ceiling, extractor fan, part tiled walls, vinyl floor, radiator.

Bedroom Two 15'7 x 10'7 approx (4.75m x 3.23m approx)

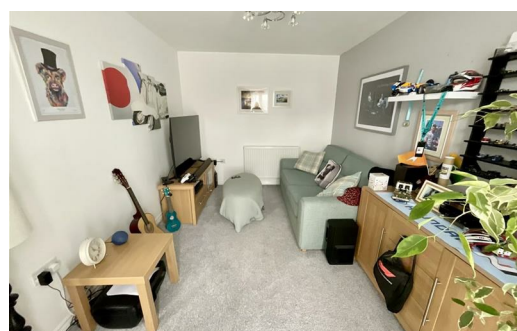
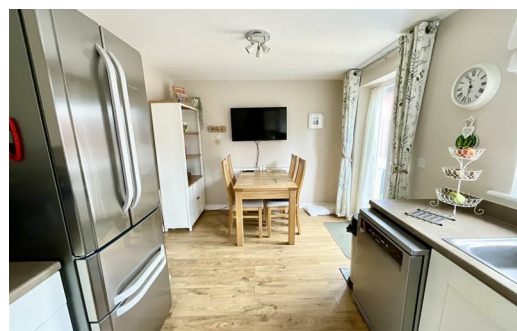
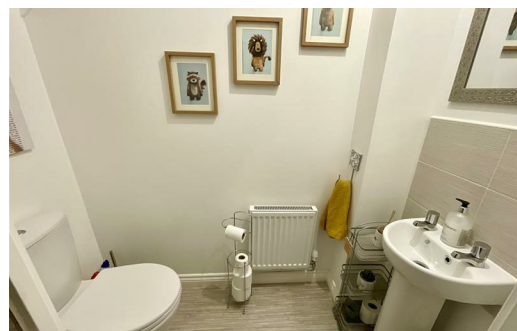
Smooth ceiling, radiator, two uPVC double glazed windows to front, storage cupboard, storage area.

External

The front of the property benefits from Off Road Parking, Garage and further parking area (located to the front of the property). The rear enclosed garden is laid with artificial lawn and is bordered with flower beds plus decked and paved areas. Rear pedestrian access.

Garage

With up and over door.



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Council Tax Band

We are advised the Council Tax Band is D

Tenure

We are advised the tenure is Freehold.
There is a maintenance charge of approximately £100 per annum.

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		93	(92 plus) A		
(81-91) B		83	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Ground Floor
427 sq.ft. (39.7 sq.m.) approx.



1st Floor
427 sq.ft. (39.7 sq.m.) approx.



2nd Floor
427 sq.ft. (39.7 sq.m.) approx.



Total Floor Area : 1282 sq.ft. (119.1 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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