



128 Swansea Road, Llanelli, Carmarthenshire SA15 3BZ
£129,995

Situated on Swansea Road with easy access to Llanelli Town Centre and its amenities, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. This terraced house on Swansea Road is not just a property; it is a place where memories can be made. With its practical layout and desirable location, it is sure to attract interest from a range of potential buyers. Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family. Energy Rating - D, Council Tax Band - B, Tenure - Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Picture rail, tiled floor, half glazed internal door leading into:

Entrance Hallway

Laminate wood floor, radiator, stairs to first floor, coved ceiling, smoke detector, under stairs storage cupboard.

Lounge with Dining Area 22'4 x 11'9 approx (6.81m x 3.58m approx)

Picture rail, laminate wood floor, two radiators, recess alcoves with storage and shelving, white fire surround, uPVC double glazed window to front, uPVC double glazed window to rear.

Kitchen 14'9 x 9'8 approx (4.50m x 2.95m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, coved ceiling, spotlights, gas four ring hob, electric oven, part tiled walls, tiled floor, uPVC double glazed window to side, single stainless steel sink with mixer tap, space for fridge freezer, storage cupboard, radiator.

Inner Hall

Spotlights, uPVC double glazed window, tiled floor, uPVC double glazed entrance door.

Bathroom 8'2 x 5'7 approx (2.49m x 1.70m approx)

A three piece suite comprising of bath with shower over, low level W.C., pedestal wash hand basin, vinyl floor, radiator, spotlights, uPVC double glazed window.

Utility Room

Fitted with base units with work surface over, single stainless steel sink unit, wall mounted boiler, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to rear, radiator.

W.C

Low level W.C., uPVC double glazed window to rear.

First Floor

Landing

Coved and smooth ceiling, uPVC double glazed window to rear, access to loft space.

Bedroom One 12'5 x 9'0 approx (3.78m x 2.74m approx)

Coved ceiling, laminate wood floor, radiator, uPVC double glazed window to front.

Bedroom Two 9'5 x 9'1 approx (2.87m x 2.77m approx)

Coved and smooth ceiling, laminate wood floor, uPVC double glazed window to rear.

Bedroom Three 9'2 x 9'1 approx (2.79m x 2.77m approx)

Coved ceiling, laminate wood floor, uPVC double glazed window to front

External

Rear garden with rear pedestrian access

Garage

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

Property Disclaimer



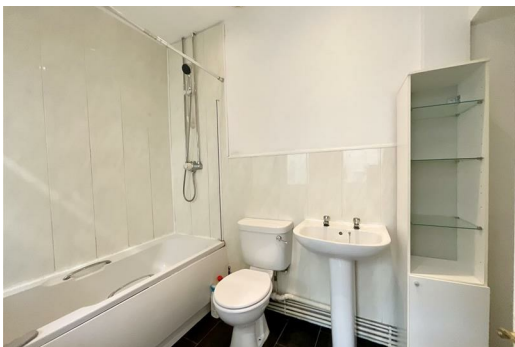
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PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot 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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(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		

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 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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