



14 Old Road, Llanelli, Carmarthenshire SA15 3HW
£299,995

This delightful terraced house offers a perfect blend of comfort and style. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The layout includes three inviting reception rooms, providing ample space for relaxation and entertaining. Each room is designed to maximise light and space, creating a warm and welcoming atmosphere throughout. Situated in a vibrant community, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate both convenience and a sense of community. This good size mid terraced house (circa 1912) is located on a sought after road and it is not just a place to live; it is a place to create lasting memories. Don't miss the opportunity to make it your own. No forward Chain. On Street Permit Parking. Energy Rating D, Tenure - Freehold, Council Tax - D



Ground Floor

Entrance

Via external storm porch, access via composite entrance door leading into:

Vestibule

Coved ceiling, dado rail, original tiled floor, half glazed interior door leading into:

Entrance Hallway

Coved ceiling, radiator, laminate wood floor, smoke detector, stairs to first floor, dado rail, under stairs storage cupboard.

Lounge 15'4 (into bay) x 13'3 approx (4.67m (into bay) x 4.04m approx)

Coved ceiling, radiator, Adam style wood fire surround with (disconnected) gas fire set on marble hearth, uPVC double glazed bay window to front.

Sitting Room 13'6 x 11'4 approx (4.11m x 3.45m approx)

Coved ceiling, radiator, door into Porch.

Edwardian Style Porch:

Of uPVC construction, uPVC double glazed entrance door with Pilkington K glass leads to rear garden.

Dining Room/Reception Room 15'0 x 11'1 approx (4.57m x 3.38m approx)

Picture rail, laminate wood floor, radiator wood fire surround with (disconnected) feature fire set within, marble hearth, uPVC double glazed window to side.

Kitchen 14'6 x 11'4 approx (4.42m x 3.45m approx)

A fitted kitchen comprising of matching wall, base and display units with complimentary work surface over, smooth ceiling, uPVC double glazed window to rear, one and half ceramic sink with mixer tap, radiator, part tiled walls, laminate tiled effect floor, space for fridge freezer, plumbing for washing machine, space for tumble dryer/dishwasher, space for range style cooker, extractor hood, uPVC double glazed window to side, uPVC double glazed entrance door to rear garden, wall mounted boiler, electric smart meter.

First Floor

Landing

Split landing, smoke detector, access to a good size loft space with potential for fifth bedroom (subject to planning) or storage area, dado rail, textured ceiling, storage cupboard with shelf and radiator.

Bedroom One 18'8 x 15'3 (into bay) (5.69m x 4.65m (into bay))

Coved and smooth ceiling, two radiators, exposed wood floor boards, uPVC double glazed window to front, uPVC double glazed bay window to front.

Bedroom Two 13'5 x 11'1 approx (4.09m x 3.38m approx)

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

Bedroom Three 9'0 x 11'0 approx (2.74m x 3.35m approx)

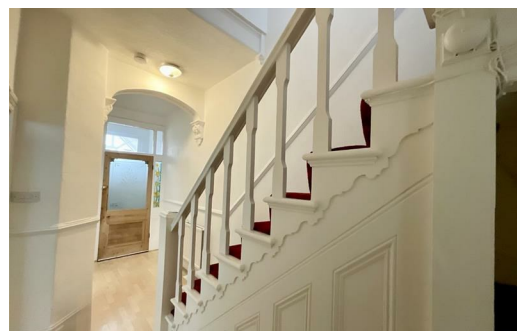
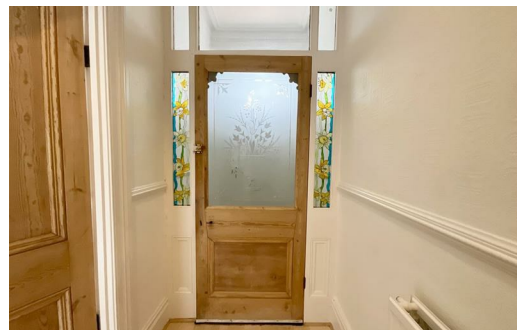
Coved ceiling, radiator, uPVC double glazed window to rear, access via drop down ladder into roof storage room, with suspended floor, velux window, archway into:

En-suite

A three piece suite comprising of low level W.C., shower in separate shower enclosure, pedestal wash hand basin, extractor fan, coved and smooth ceiling, uPVC double glazed window to side, part tiled walls, tiled floor, wall mounted towel heater.

Family Bathroom 8'4 x 6'6 approx (2.54m x 1.98m approx)

A three piece suite comprising of bath, low level W.C., pedestal wash hand basin, coved and smooth ceiling, part tiled walls, vinyl floor, uPVC double glazed window to side, wall mounted towel heater, storage cupboard with shelving and radiator.



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

Bedroom Four 9'4 x 7'7 approx (2.84m x 2.31m approx)
Radiator, uPVC double glazed window to side, built in wardrobe with hanging rail.

External
The front of the property is laid with grey gravel stones. The rear enclosed stone walled garden is laid mainly to lawn with paved areas, storage shed, rear pedestrian access via a wooden gate and good size rear aluminium gate which leads to a area with potential for off road parking.

External W.C
With low level W.C., wall mounted wash hand basin, part tiled walls, uPVC double glazed entrance door.

Tenure
We are advised the tenure is Freehold

Council Tax Band
We are advised the Council Tax Band is D

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**

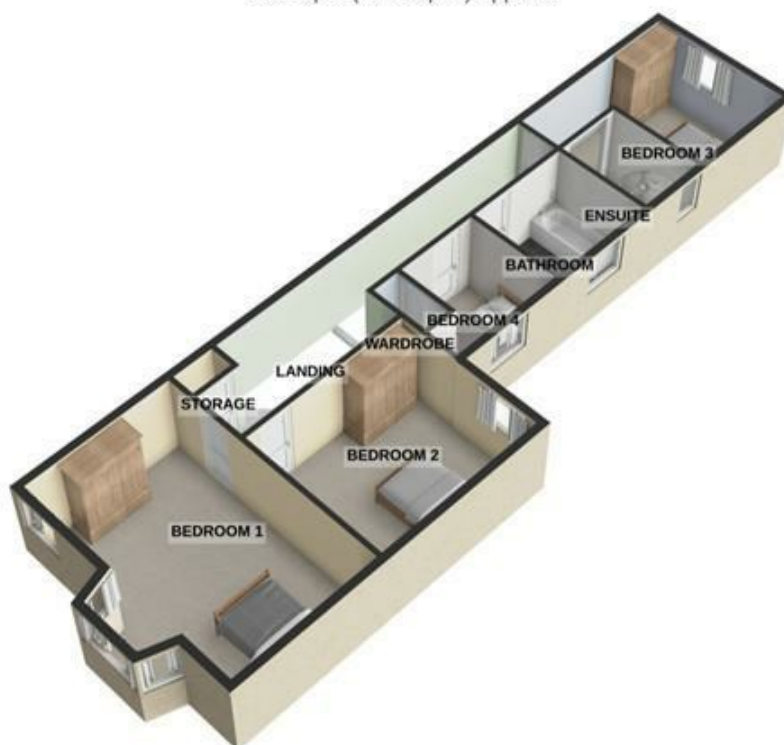


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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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