



88 Ropewalk Road, Llanelli, Carmarthenshire SA15 2AL
£95,000

An excellent opportunity to purchase a terraced house in the Morfa area of Llanelli. In need of modernisation the property is a great opportunity for investors or possibly first time buyers looking for a project. Upon entering, you are greeted by two reception rooms, which would be perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The property boasts three comfortable bedrooms, providing

ample space for family members or guests. Situated in Llanelli, this property benefits from a vibrant community and is conveniently located near local amenities, schools, and parks and within walking distance to the coastal path. In summary, viewing is highly recommended on this terraced house on Ropewalk Road. With bags of potential and proximity to local conveniences, it is a property that truly deserves your attention. NO CHAIN. EPC D, Tenure: Freehold, Council Tax Band: B.



Entrance:

Via uPVC entrance door into :

Vestibule:

Coved ceiling, tiled floor, door into;

Entrance Hallway:

Textured ceiling, laminate flooring, under stairs storage cupboard, doors into:



Lounge: 11'5 x 8'4 approx (3.48m x 2.54m approx)

Textured ceiling,, uPVC double glazed window, to front radiator, laminate flooring, feature fireplace.



Dining Room: 11'7 x 11'3 approx (3.53m x 3.43m approx)

Textured ceiling,, uPVC double glazed window to rear, , radiator, laminate flooring, stairs to first floor, door into:

Kitchen; 10'3 x 8'1 approx (3.12m x 2.46m approx)

Coved and Textured ceiling,, window to side, , part tiled walls, radiator, laminate flooring, Wall and base units with work surface over, stainless steel mixer tap with mixer taps, space for washing machine, space for cooker, space for fridge freezer door into:



Inner Hallway:

Coved and Textured ceiling, uPVC double glazed door to side, laminate flooring, doors into:

W.C 5'2 x 2'2 approx (1.57m x 0.66m approx)

Coved and Textured ceiling,, window to side, part tiled walls, laminate flooring, low level W.C



Bathroom: 8'3 x 5 approx (2.51m x 1.52m approx)

Textured ceiling,, window to rear tiled walls, radiator , linoleum flooring, pedestal wash hand basin, bath with shower over.

Landing:

Textured ceiling smoke detector, access to loft.

Bedroom One: 12' x 8'7 approx (3.66m x 2.62m approx)

Coved ceiling, uPVC double glazed window to rear , radiator , airing cupboard housing wall mounted boiler.



Bedroom Two: 11' x 8'7 approx (3.35m x 2.62m approx)

Textured ceiling, uPVC double glazed window to front , radiator ,

Bedroom Three: 7'5 x 5'7 approx (2.26m x 1.70m approx)

Textured ceiling, uPVC double glazed window to front,

External:

To the rear of the property is an enclosed garden laid mainly to lawn, a path leads down to a further area with a outbuilding/Shed (not inspected)

Council Tax Band:

We have been advised that the property is Band B.

Tenure:

We have been advised that the property is Freehold.

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		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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GROUND FLOOR



1ST FLOOR



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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