



57 Ynys Wen, Llanelli, Carmarthenshire SA14 8BE
£174,995

An excellent opportunity to purchase this delightful semi-detached house located in Ynys Wen, Felinfoel, Llanelli. With Three bedrooms Lounge / Dining Room and Lean to conservatory off the Kitchen, the property provides versatile areas that can be tailored to your needs. Whether for relaxation or entertaining guests, this property offers ample space for comfortable living. Additionally, the house benefits from an enclosed rear garden and offers parking at the rear, a valuable asset in this desirable location. Ynys Wen is known for its friendly community atmosphere and convenient access to local amenities, with local primary and secondary schools on your doorstep. Well presented and in a Prime Location this Semi-Detached house is a wonderful choice for those looking to get on the property ladder. Do not miss the chance to view this lovely property and envision your future here. Lets make this house your new home. EPC C, Tenure Freehold, Council Tax Band C. NO CHAIN.



Entrance:

Via uPVC entrance door into:

Vestibule:

Smooth ceiling, laminate floor, door into:

Entrance Hallway:

Coved and textured ceiling, radiator, laminate flooring, stairs to first floor, door into:

Lounge/Dining Room; 22'8 x 12'2 max (11'8 min) approx (6.91m x 3.71m max (3.56m min) approx)

Coved and textured ceiling, uPVC double glazed window to front, uPVC patio doors to rear, two radiators, laminate flooring, fireplace , door into:

Kitchen: 14'7 x 8'2 approx (4.45m x 2.49m approx)

Smooth ceiling, spot lights, uPVC double glazed window to side, uPVC double glazed FRENCH doors to rear, part tiled walls, , radiator, tiled floor, under stairs storage area. Range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven , induction hob with extractor fan, space and plumbing for washing machine. Opening into:

Lean To/ Conservatory: 14'8 x 6'6 approx (4.47m x 1.98m approx)

Perspex roof, uPVC double glazed windows to side and rear, uPVC double glazed door to side, radiator, laminate flooring.

First Floor:

Landing:

Textured and coved ceiling, smoke alarm.

Bedroom One: 13'6 x 10'8 approx (4.11m x 3.25m approx)

Textured and coved ceiling, two uPVC double glazed windows to front, two radiators, two built in cupboards, one housing wall mounted boiler, built in wardrobes.

Bedroom Two: 11'4 x 10' approx (3.45m x 3.05m approx)

Textured and coved ceiling, uPVC double glazed window to rear, radiator.

Bedroom Three: 8'2 x 6'4 approx (2.49m x 1.93m approx)

Textured and coved ceiling, uPVC double glazed window to rear, radiator.

Bathroom: 7'5 x 5'5 approx (2.26m x 1.65m approx)

Textured ceiling, uPVC obscured double glazed window to side, part respatex walls, radiator, laminate flooring, three piece suit comprising of low level W.C, pedestal wash hand basin, bath with shower over.

External:

To the front and side of the property is an enclosed forecourt laid with decorative stones. to the rear of the property is an enclose garden , with a patio area, further garden and gated pedestrian access leading to the gravelled parking area.

Tenure:

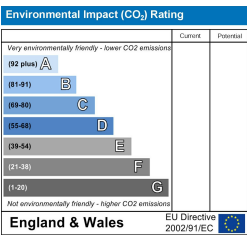
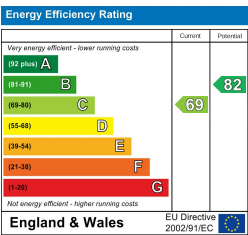
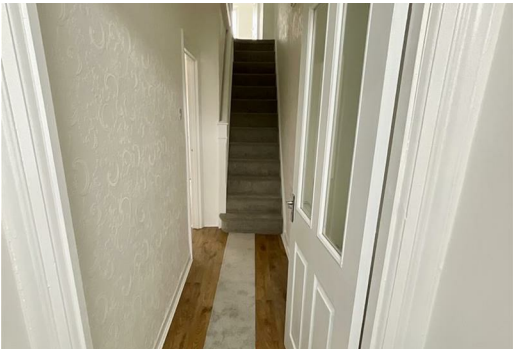
We have been advised that the property is Freehold.

Council Tax Band:

We have been advised that the property is 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



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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