



**16 West End, Llanelli, SA15 3DN**  
**£135,000**

Located in West End, Llanelli, this charming terraced house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for relaxation and personalisation. Recently decorated, the interior exudes a fresh and modern feel, allowing you to move in with minimal fuss. The addition of solar panels not only enhances the property's energy efficiency but also contributes to lower utility bills, making it an environmentally friendly choice. A detached garage which provides convenience in this bustling area. Furthermore, the absence of a chain means a smoother transition for prospective buyers, allowing for a quicker move-in date. This delightful home in Llanelli's West End is a rare find, combining comfort, style, and practicality in a sought-after location. Don't miss the chance to make this property your own. Energy Rating - C, Tenure - Freehold, Council Tax Band - B





Ground Floor

Entrance

Access via entrance door leading into:

Vestibule

Coved ceiling, dado rail, half glazed interior door into:

Entrance Hallway

Coved ceiling, radiator, under stairs storage cupboard, dado rail.

Lounge 10'5 x 13'4 approx (3.18m x 4.06m approx)

Coved ceiling, radiator, uPVC double glazed window to front, wood fire surround with coal effect electric fire set within, two recess alcoves with cupboards

Dining Room 10'4 x 11'0 approx (3.15m x 3.35m approx)

Coved ceiling, radiator, two recess cupboards, double doors into:

Sun Room 11'8 x 6'2 approx (3.56m x 1.88m approx)

Laminate wood floor, radiator, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden, door into:

Kitchen 12'3 x 9'1 approx (3.73m x 2.77m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, stainless steel sink unit with mixer tap, plumbing for washing machine, space for cooker, breakfast bar, radiator, uPVC double glazed window to rear, part tiled walls.

First Floor

Landing

Split landing, coved ceiling, radiator, dado rail, smoke detector, velux window, space for study/dressing area.

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

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

Bedroom Two 10'5 x 10'0 approx (3.18m x 3.05m approx)

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

Bedroom Three 7'2 x 8'2 approx (2.18m x 2.49m approx)

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

Bathroom 8'8 x 6'3 approx (2.64m x 1.91m approx)

A white three piece suite comprising of panelled bath with shower over, low level W.C., pedestal wash hand basin, smooth ceiling, part tiled walls, grey laminate floor, two uPVC double glazed windows, radiator.

External

The rear enclosed garden is laid mainly to lawn and bordered with various flowers and shrubs. Gate leads to the rear lane

Garage 11'9 x 14'1 (3.58m x 4.29m)

With up and over door, door to rear garden.

Solar Panels

We are advised the Solar Panels are owned by 16 West End

Council Tax Band

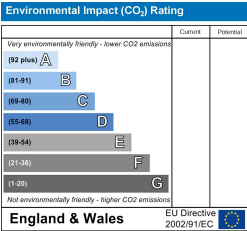
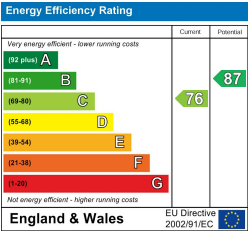
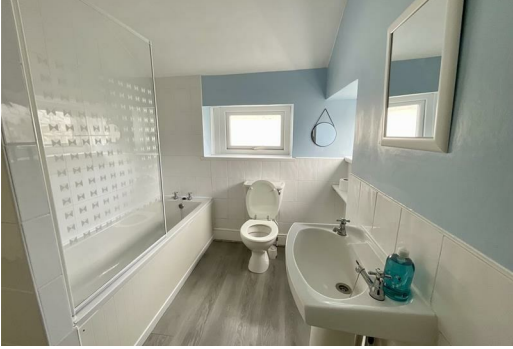
We are advised the Council Tax Band is B

Tenure

We are advised the tenure 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



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 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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