



5B Maes Conwy, Llanelli, SA14 8RQ £215,000

Welcome to Maes Conwy, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings, with three Bathrooms to compliment this Property. The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The natural light that floods these rooms creates a warm and welcoming atmosphere throughout the home, Plus a Conservatory, over looking the Garden. Good Transport Links to Llanelli, Parc Trostre and the M4 corridor. In summary, this semi-detached house in Maes Conwy is a wonderful opportunity for those looking for a spacious and comfortable home. With its ample living space, modern conveniences, and a welcoming community, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home. Viewing is Highly recommended. Tenure: Freehold, Energy Rating C Tax Band C



Entrance

Via uPVC double glazed front door into:

Hallway 8'08 x 4'02 approx (2.64m x 1.27m approx)

Plain and coved ceiling, smoke detector, stairs to First floor

W.C 3'05 x 4'11 approx (1.04m x 1.50m approx)

Coving, low level toilet, pedestal wash hand basin, laminate floor, radiator, dado rail.

Lounge 9'11 x 13'05 approx (3.02m x 4.09m approx)

Plain and coved ceiling, uPVC double glazed Patio door to rear, wall mounted radiator, access to Conservatory

Conservatory 6'06 x 11'05 approx (1.98m x 3.48m approx)

Conservatory of uPVC double glazed construction, dwarf wall of uPVC, uPVC double glazed door to side, wall mounted radiator, laminate floor.

Kitchen/Diner 12'02 x 17'02 approx (3.71m x 5.23m approx)

Plain and coved ceiling, spot lighting, uPVC double glazed window x two to front, Kitchen comprising wall and base units with complimentary work surface over, sink with mixer tap over, space for washing machine, space for Tumble dryer, space for dining table, seating area, radiator, laminate floor

Landing (L-shaped) 6'09 x 11'05 x 3'00 approx (2.06m x 3.48m x 0.91m approx)

Plain ceiling, access to loft, with pull down ladder. Loft fully boarded.

Bedroom One (Master En-Suite) 13'02 10'04 approx (4.01m 3.15m approx)

Plain ceiling, uPVC double glazed window to rear, radiator, door into:

En-suite 3'06 x 9'02 approx (1.07m x 2.79m approx)

Plain ceiling, uPVC double glazed window to side, low level toilet, wash hand basin in vanity unit, shower with Perspex panel walls around, tiled floor

Bedroom Two 8'05 x 8'01 approx (2.57m x 2.46m approx)

Plain ceiling, uPVC double glazed window to front, radiator

Bedroom Three 8'05 x 8'10 approx (2.57m x 2.69m approx)

Plain ceiling, uPVC double glazed window to front, radiator

Bathroom 7'0 x 5'07 approx (2.13m x 1.70m approx)

Plain ceiling, tiled walls and Perspex wall panels around, low level toilet, pedestal wash hand basin, shower for disabled use with chair, shower and doors around, handrail, wet room floor

External to front:

Off road Parking Provided to front

To Rear: Steps up to Decked area, Enclosed Garden

Energy Rating

The Energy Rating is to be advised

Tenure

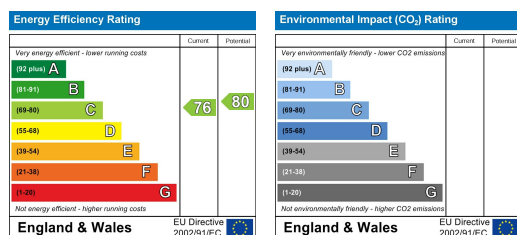
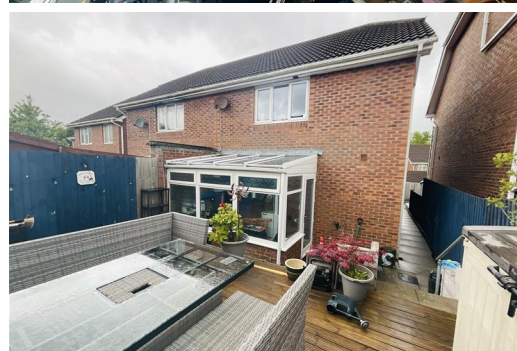
We are advised the Property is Freehold

Council Tax Band

We are advised the Council Tax Band is

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



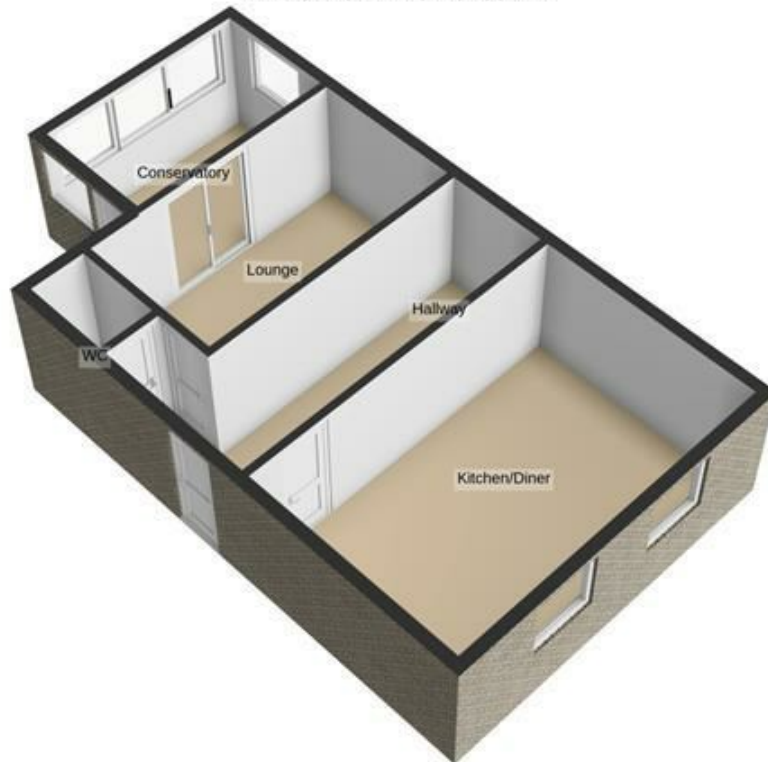
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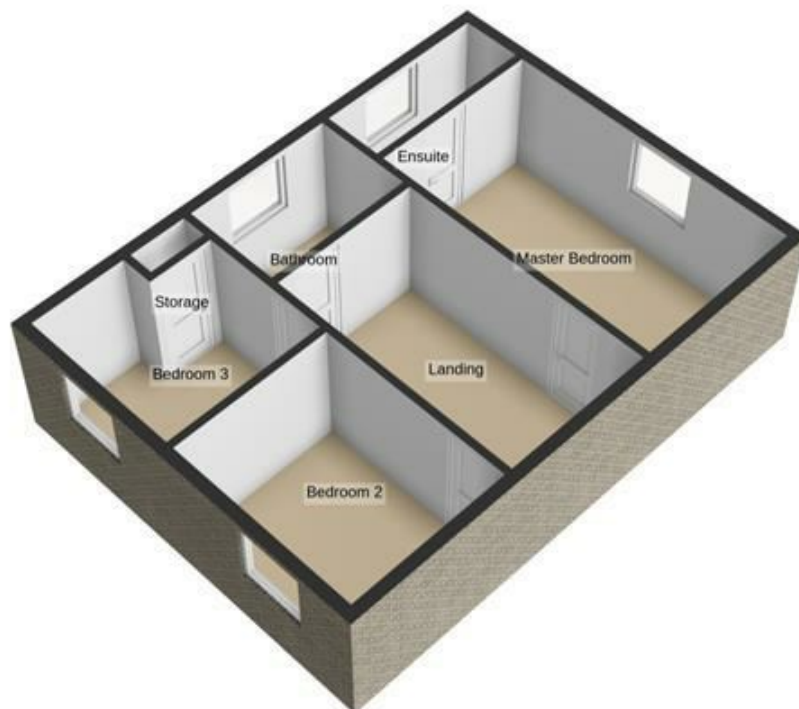
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Ground Floor
498 sq.ft. (46.2 sq.m.) approx.



1st Floor
481 sq.ft. (44.7 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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