



40 Maestir, Llanelli, Carmarthenshire SA15 3NT
£134,995

Welcome to Maestir, Felinfoel, an end of terrace house presenting an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. Upon entering, you are welcomed into a cosy reception room, perfect for relaxing or entertaining friends and family. The surrounding area of Felinfoel offers a friendly community atmosphere, with local amenities and transport links within easy reach. This property is not just a house; it is a place where memories can be made and cherished. With its inviting features and potential for personalisation, it stands as a perfect canvas for first-time buyers eager to create their dream home. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family. Energy Rating - D, Tenure - Freehold, Council Tax Band - B



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Coved and smooth ceiling, stairs to first floor, smoke detector, radiator, under stairs storage cupboard.

Lounge 12'2 x 15'4 approx (3.71m x 4.67m approx)

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

Kitchen 18'4 x 9'5 approx (5.59m x 2.87m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, coved and smooth ceiling, part tiled walls, space for fridge freezer, space for cooker, extractor hood, one and half stainless steel sink with mixer tap, plumbing for washing machine, tiled floor, two uPVC double glazed windows to rear, storage cupboard housing wall mounted boiler, space for table and chairs, uPVC double glazed stable style door to rear garden.

First Floor

Landing

Coved and smooth ceiling, smoke detector, access to loft space, storage cupboard with shelving.

Bedroom One 12'6 x 11'8 approx (3.81m x 3.56m approx)

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

Bedroom Two 12'6 x 12'3 approx (3.81m x 3.73m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to rear.

Bedroom Three 9'7 x 7'2 approx (2.92m x 2.18m approx)

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

Family Bathroom 5'9 x 8'4 approx (1.75m x 2.54m approx)

A three piece suite comprising of bath with shower over, low level W.C., wash hand basin, wall mounted towel heater, coved and smooth ceiling, tiled walls, two uPVC double glazed windows to rear.

External

The front of the property is laid to lawn. The rear enclosed garden is paved with two Storage sheds and rear pedestrian access. External tap.

Council Tax Band

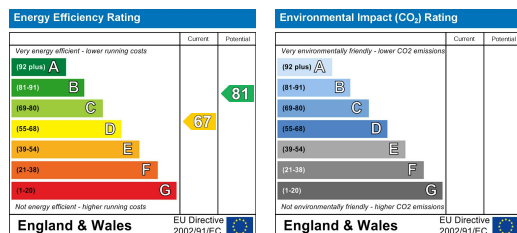
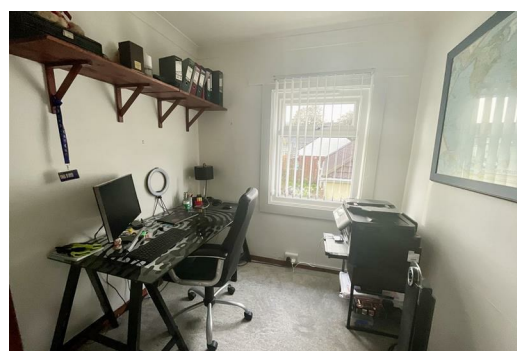
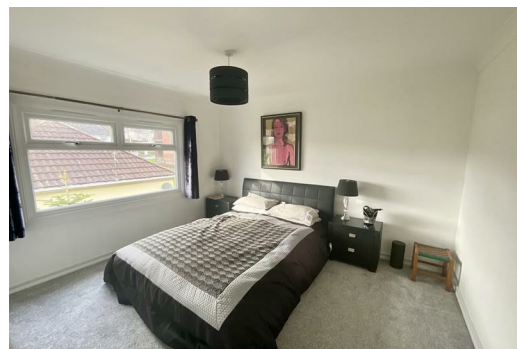
We are advised the Council Tax Band is B

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**



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GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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