



76 Ynyslas, Llanelli, Carmarthenshire SA14 9BT £160,000

Located in Ynyslas, Llwynhendy, this semi-detached house presents 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 those wishing to accommodate guests.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining friends and family. Outside, the house benefits from parking for two vehicles, a valuable asset in today's busy world. This semi-detached house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is a wonderful opportunity for anyone looking to step onto the property ladder. Don't miss your chance to view this lovely home and envision your future in Ynyslas. Energy Rating D, Tenure - Freehold, Council Tax Band B (Please note that this property is of non standard construction, please check with your mortgage provider first)



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Smoke detector, coved and smooth ceiling, stairs to first floor, radiator, laminate wood floor

Cloakroom

Low level W.C., part tiled walls, textured ceiling, tiled floor

Lounge 13'5 x 11'8 approx (4.09m x 3.56m approx)

Coved and smooth ceiling, attractive log effect fire set in marble fire place, laminate wood floor, radiator, uPVC triple glazed window to front.

Kitchen with Breakfast Area 20'6 x 8'4 approx (6.25m x 2.54m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, coved and smooth ceiling, gas hob with extractor fan over, electric oven, plumbing for washing machine, part tiled walls, grey laminate floor, ceramic single sink unit with mixer tap, space for fridge freezer, space for table and chairs, radiator, uPVC triple glazed window to rear, wall mounted boiler.

First Floor

Landing

Coved and smooth ceiling, smoke detector, access to loft space, laminate wood floor.

Bedroom One 11'6 x 11'8 approx (3.51m x 3.56m approx)

Coved and smooth ceiling, laminate wood floor, built in wardrobes with sliding doors, radiator, uPVC triple glazed window to front.

Bedroom Two 8'1 x 13'3 approx (2.46m x 4.04m approx)

Coved and smooth ceiling, laminate wood floor, radiator, uPVC triple glazed window to rear.

Bedroom Three 9'8 x 8'2 approx (2.95m x 2.49m approx)

Coved and smooth ceiling, laminate wood floor, radiator, uPVC triple glazed window to front.

Family Bathroom 5'2 x 6'8 approx (1.57m x 2.03m approx)

A three piece suite comprising of low level W.C., pedestal wash hand basin, bath hand held shower over, coved and smooth ceiling, part tiled walls, tiled floor, radiator, uPVC triple glazed window to rear.

External

Sun Area (pergola) with decked area and perspex to the sides. The front of the property is paved and provides Off Road Parking for up to two vehicles with shrubs to the side, side pedestrian access via a wooden gate leads to a good size enclosed rear garden which is laid mainly to lawn with various shrubs. Two Storage Sheds, External W.C.

Tenure

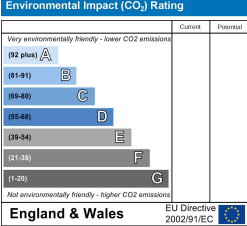
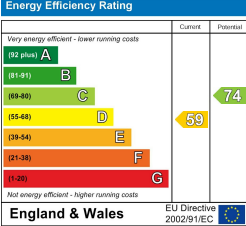
We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

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. (Please note that this property is of non standard construction, please check with your mortgage provider first)



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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