



## 10 Amos Street, Llanelli, SA15 2TU £149,000

Welcome to Amos Street, Llanelli, a three bedroom terraced house presenting an excellent opportunity for first-time buyers seeking a welcoming home. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The absence of a chain means that you can move in without delay, making this property an even more attractive prospect. This home is not just a place to live; it is a gateway to a fulfilling lifestyle in a friendly neighbourhood. Whether you are looking to start your journey on the property ladder or seeking a new place to call home, this terraced house on Amos Street is a wonderful choice. Do not miss the chance to view this property and envision your future in this lovely setting. Energy Rating - D, Council Tax Band - B, Tenure - Freehold.



## Ground Floor

### Entrance

Access via uPVC double glazed entrance door leading into:

### Vestibule

Coved and textured ceiling, part tiled walls, tiled floor, interior door into:

### Entrance Hallway

Coved and textured ceiling, radiator, tiled floor, smoke detector, stairs to first floor.

### Lounge 12'9 x 10'9 approx (3.89m x 3.28m approx)

Coved ceiling, recess alcoves with storage cupboard, laminate wood floor, radiator, uPVC double glazed window to front.

### Dining Room 12'9 x 12'7 approx (3.89m x 3.84m approx)

Coved ceiling, radiator, two recess alcoves with storage cupboard, laminate wood floor, under stairs storage cupboard, uPVC double glazed window to rear.

### Kitchen 12'2 x 9'5 approx (3.71m x 2.87m approx)

A fitted kitchen comprising of matching wall and base units with complimentary worksurface over, smooth ceiling, electric four ring hob with extractor hood over, electric oven, single stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, laminate wood floor, wall mounted boiler, two uPVC double glazed windows, radiator, heat and CO2 detector.

### Inner Hall

Textured ceiling, laminate wood floor, uPVC double glazed entrance door to rear.

### Bathroom 9'7 x 4'10 approx (2.92m x 1.47m approx)

A two piece suite comprising of bath, wash hand basin set in white unit, smooth ceiling, respatex walls, laminate wood floor, radiator, storage cupboard with shelving, two uPVC double glazed windows to rear.

### Separate W.C.

Low level W.C., smooth ceiling, radiator, laminate wood floor, uPVC double glazed window to rear.

## First Floor

### Landing

Coved and textured ceiling, access to loft space, smoke detector, uPVC double glazed window to rear, radiator.

### Bedroom One 13'3 x 9'4 approx (4.04m x 2.84m approx)

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

### Bedroom Two 10'1 x 9'3 approx (3.07m x 2.82m approx)

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

### Bedroom Three 10'0 x 6'7 approx (3.05m x 2.01m approx)

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

## External

The rear garden is paved with rear pedestrian access.

### Garage 15'5 x 8'11 approx (4.70m x 2.72m approx)

With up and over door.

## Tenure

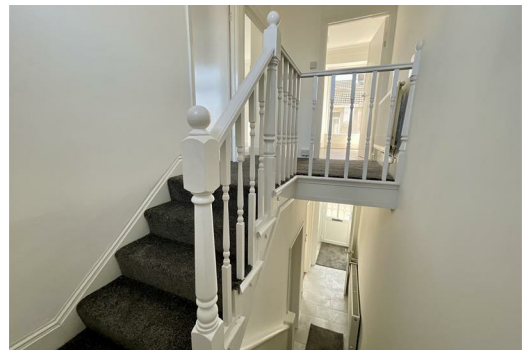
We are advised the tenure is Freehold

## 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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(11-20) <b>G</b>		
(11-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>87</b>					
<b>67</b>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

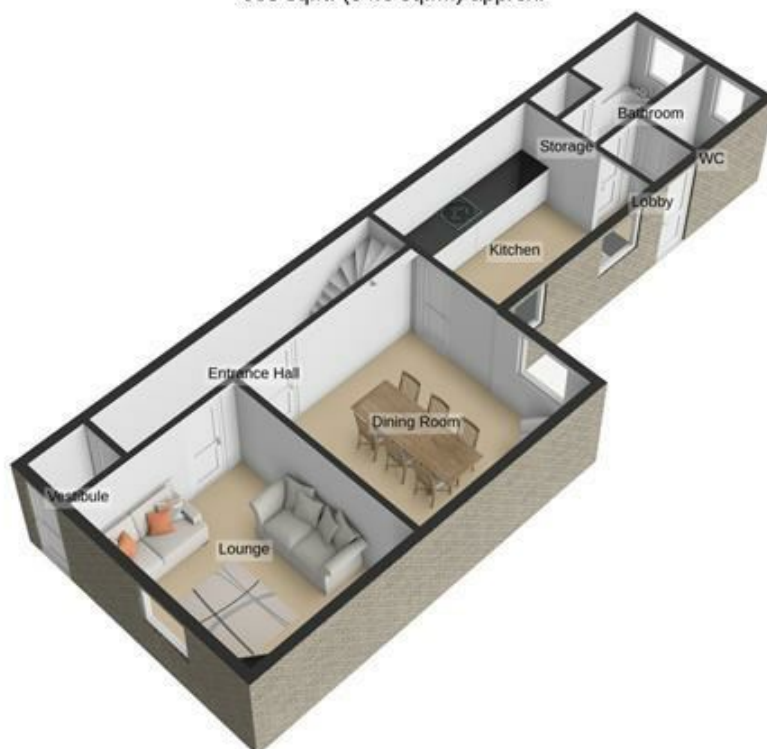
35 Thomas Street, Llanelli, SA15 3JE

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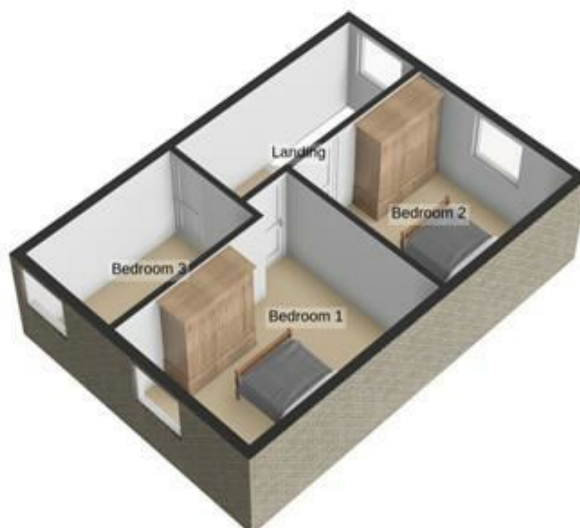
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Ground Floor  
588 sq.ft. (54.6 sq.m.) approx.



1st Floor  
377 sq.ft. (35.0 sq.m.) approx.



Total Floor Area : 965 sq.ft. (89.6 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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