



101 Dillwyn Street, Llanelli, Carmarthenshire SA15 1BT

£220,000

Located in Dillwyn Street, Llanelli, this delightful end of terrace house offers a perfect blend of comfort and space for family living.

With four generously sized bedrooms plus box room, this property is ideal for those seeking room to grow or accommodate guests. The home boasts three inviting reception rooms, providing ample space for relaxation, entertaining, or family gatherings.

The end of terrace nature of the house allows for a sense of community while still providing the privacy that many desire.

This home is close to local amenities and schools making it an excellent choice for families and professionals alike. With its spacious interiors and prime location, this property on Dillwyn Street is a fantastic opportunity for anyone looking to settle in Llanelli. Don't miss the chance to make this lovely house your new home. Energy Rating - TBC, Council Tax Band - C, Tenure - Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Coved ceiling, original tiled floor, dado rail, half glazed interior door leading into:

Entrance Hallway

Coved ceiling, radiator, stairs to first floor, wood floor, under stairs storage cupboard, dado rail.



Cloakroom

A two piece suite comprising of low level W.C., wall mounted wash hand basin, tiled walls, tiled floor, uPVC double glazed window to side.

Lounge 14'3 x 15'9 (into bay) approx (4.34m x 4.80m (into bay) approx)

Coved and textured ceiling, uPVC double glazed bay window to front, two radiators, electric fire set on hearth, picture rail.

Sitting Room 14'0 x 13'5 approx (4.27m x 4.09m approx)

Coved and smooth ceiling, electric coal effect fire set in wood fire surround, two recess alcoves, two radiators, uPVC double glazed window to rear.



Dining Room 14'3 x 9'8 approx (4.34m x 2.95m approx)

Coved and textured ceiling, wood floor, radiator, uPVC double glazed window to side, wall mounted gas fire.



Kitchen 11'6 x 11'1 approx (3.51m x 3.38m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, gas four ring hob with extractor hood over, electric oven, single sink unit with mixer tap, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, tiled walls, tiled floor, radiator, wall mounted boiler housed in wall unit, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed entrance door to rear garden.

First Floor

Landing

Split landing, access to loft space, coved ceiling, dado rail, radiator.



Bedroom One 17'5 (into bay) x 12'1 approx (5.31m (into bay) x 3.68m approx)

Coved and textured ceiling, radiator, built in wardrobes, uPVC double glazed bay window to front.



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

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

Bedroom Three 10'5 x 7'1 approx (3.18m x 2.16m approx)

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



Bedroom Four 10'7 x 11'1 approx (3.23m x 3.38m approx)

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

Box Room 7'5 x 6'8 approx (2.26m x 2.03m approx)

Coved and smooth ceiling, uPVC double glazed window to side.

Family Bathroom 11'7 x 7'4 approx (3.53m x 2.24m approx)

A four piece suite comprising of bath, pedestal wash hand basin, low level W.C., shower in separate shower enclosure, coved and smooth ceiling, radiator, grey laminate floor, uPVC double glazed window to side, part tiled walls, storage cupboard with shelving.

External

The front of the property benefits from a front forecourt. The rear enclosed garden benefits from a paved and decked area. Two Storage Sheds.

Workshop No 1 20'6 x 10'0 approx (6.25m x 3.05m approx)

Previously used as a carport, with electric connected.



Workshop No 2 20'6 x 8'9 approx (6.25m x 2.67m approx)

Electric connected, rear access to Mansel Street.



Solar Panels

The eight solar panels on the front of the house 1.92 kilowatt system on maximum feeding tariff will be transferred over.

The solar panels on the kitchen roof and shed are not included in the sale.

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is C

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

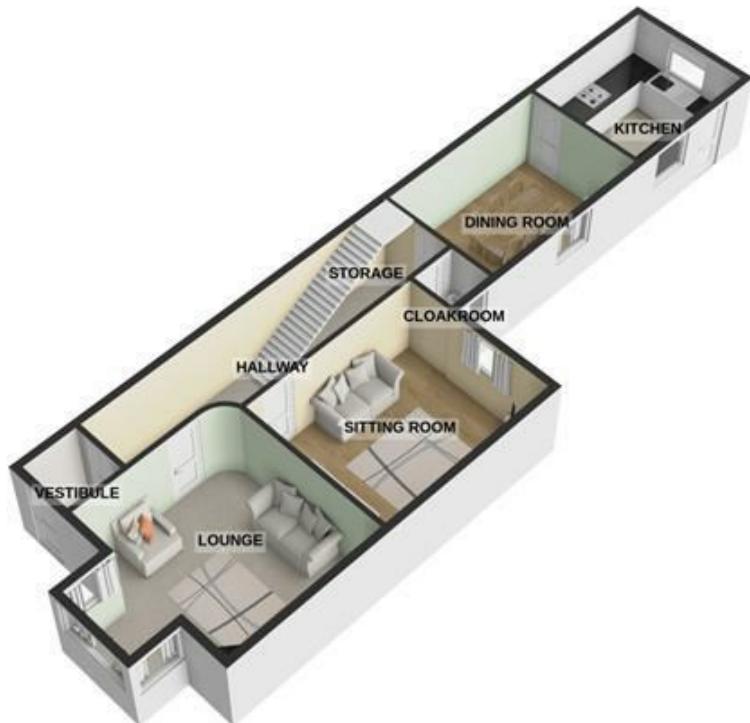
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GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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