



75 The Mariners, Llanelli, Carmarthenshire SA15 2PP
£159,995

Nestled in the charming area of The Mariners, Llanelli, this delightful end of link house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house features a modern bathroom, ensuring convenience and comfort for its occupants. One of the standout attributes of this property is the parking space available for two vehicles. Situated just a stone's throw away from the beach, residents can enjoy the stunning coastal scenery and the refreshing sea breeze, making it an ideal spot for leisurely walks or family outings. Do not miss the chance to view this lovely property. Energy Rating C, Tenure - Freehold, Council Tax Band - B



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hall

Textured ceiling, laminate wood floor, door into:

Lounge 12'0 x 13'6 approx (3.66m x 4.11m approx)

Textured ceiling, laminate wood floor, smoke detector, stairs to first floor, radiator, uPVC double glazed window to front.

Kitchen 12'1 x 10'3 approx (3.68m x 3.12m approx)

Fitted with matching wall and base units with work surface over, textured ceiling, space for cooker, one and half stainless steel sink unit with mixer tap, plumbing for washing machine, part tiled walls, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden, space for fridge freezer, laminate wood floor.

First Floor

Landing

Smoke detector, access to loft space

Bedroom One 12'0 x 10'2 approx (3.66m x 3.10m approx)

Textured ceiling, laminate floor, radiator, built in wardrobe with mirrored sliding doors, storage cupboard, uPVC double glazed window to front.

Bedroom Two 12'0 x 6'6 approx (3.66m x 1.98m approx)

Textured ceiling, wood laminate floor, radiator, uPVC double window to rear.

Bathroom 6'5 x 6'6 approx (1.96m x 1.98m approx)

A three piece suite comprising of bath with shower over, pedestrian wash hand basin, low level W.C., textured ceiling, shaver point, radiator, uPVC double glazed window to side.

External

The front of the property is laid to lawn with side driveway which provides Off Road Parking for up to two vehicles. Side pedestrian access leads to the rear garden. The rear garden is laid mainly to lawn with raised gravel area. Storage Shed.

Tenure

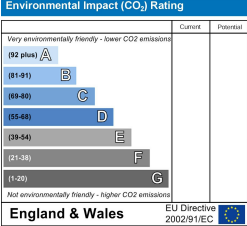
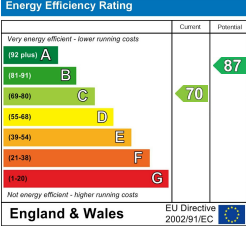
We are advised the tenure is Freehold.

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



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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.
Made with Metropix © 2025