



**69 Firth Road, Llanelli, Carmarthenshire SA15 1PN**  
**£139,995**

Willow Estates have the pleasure in offering for sale, this delightful semi-detached house on Firth Road offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room and kitchen/ diner provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Standout features of this property is the available parking spaces at the front, a valuable asset in today's busy world and the enclosed rear garden. Situated in a friendly neighbourhood, this home is close to local shops, schools, and parks, making it an excellent choice for families. The surrounding area offers a variety of recreational activities, ensuring that there is always something to do. Don't miss the chance to make this lovely house your new home. EPC D, Tenure: Freehold, Council Tax Band: B.



## Front Porch

uPVC double glazed entrance door, uPVC double glazed window, laminate floor, door into:

## Entrance Hallway:

Smooth ceiling, radiator, laminate flooring, under stairs storage cupboard, stairs to first floor, doors into:

## Lounge 12'7" x 12'7" approx (3.86 x 3.86 approx )

Smooth and coved ceiling, uPVC double glazed window to front, radiator, fire place.



## Kitchen/ Diner: 19'0" x 9'3" approx (5.80 x 2.84 approx)

Smooth and coved ceiling, spot lights , uPVC double glazed windows to rear, uPVC double glazed door to side, radiator, linolium flooring. Range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer taps and drainer, five ring range style cooker with splash back and extractor hood over, breakfast bar, integrated fridge freezer, space for washing machine, pantry.

## First Floor:

### Landing:

Smooth ceiling, access to loft, uPVC double glazed window to side, airing cupboard with shelving and housing wall mounted boiler.



## Bedroom One: 11'0" x 9'10" approx (3.37 x 3.02 approx)

Smooth ceiling, uPVC double glazed window to front, radiator, built in wardrobe.

## Bedroom Two: 11'0" x 8'6" approx (3.36 x 2.60 approx)

Smooth ceiling, uPVC double glazed window to rear radiator, wood flooring.

## Bedroom Three: 8'8" x 8'0" approx (2.65 x 2.44 approx)

Smooth ceiling, uPVC double glazed window to side , radiator, built in wardrobe.



## Bathroom: 7'6" x 5'6" approx (2.30 x 1.69 approx)

Smooth ceiling, uPVC double glazed window to side and rear radiator, part tiled walls, laminate flooring. Low Level W.C, vanity unit with wash hand basin, Shower cubicle.

## External:

The front of the property is laid to lawn with tarmacadam driveway to side, side pedestrian access leads to the rear garden , with a lawned area and decked area, storage sheds.



## Council Tax Band:

We have been advised that the property is council tax band B

## Tenure:

We have been advised that the property 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**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

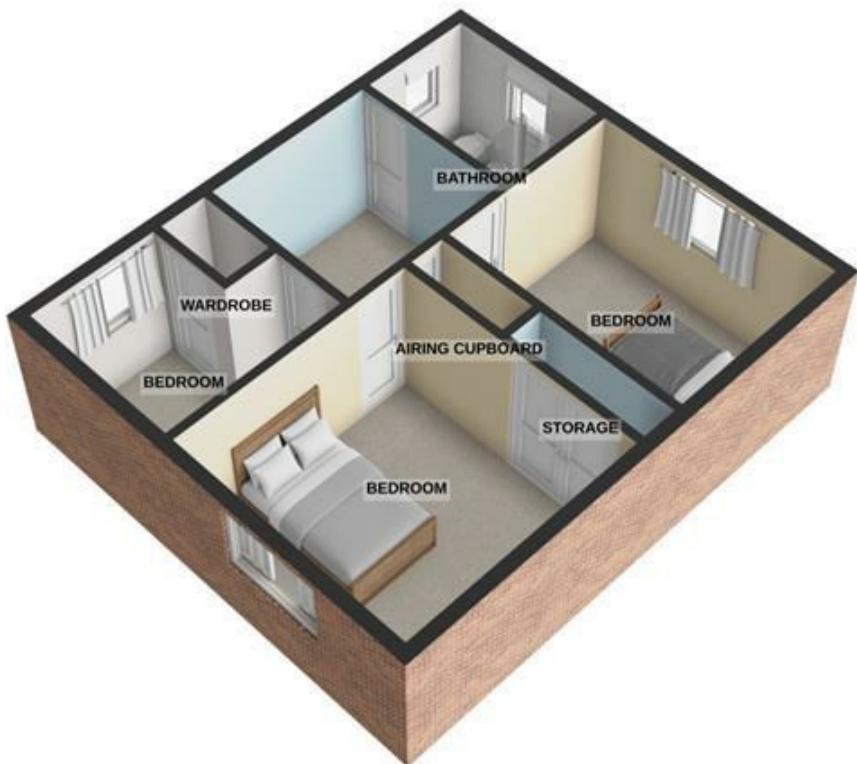
E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)

GROUND FLOOR



1ST FLOOR



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

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)