



3 Ilston, Llanelli, Carmarthenshire SA15 1PW £102,000

Willow Estates have the pleasure in offering FOR SALE, this semi-detached house presenting an excellent opportunity for first time buyers and investors alike. In need of some modernisation, the property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room and kitchen/diner serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house features an upstairs bathroom (separate W.C) ensuring comfort and practicality for everyday living. With local amenities and transport links within easy reach, this property is perfectly positioned for both convenience and leisure. Local Primary and Secondary schools are both within walking distance as are local parks and recreational areas, making it an ideal property for families. This semi-detached house in Ilston, Penyfan is a wonderful opportunity to create a warm and inviting home. Whether you are a first-time buyer or looking to settle down in a popular and established area, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home. NO CHAIN .EPC D , Tenure Freehold, Council Tax Band B.



Entrance:

Via uPVC entrance door into:

Entrance Hallway:

Electric wall heater, laminate flooring, understairs storage cupboard, door into:

Lounge: 12'5 x 12'2 approx (3.78m x 3.71m approx)

Textured ceiling, uPVC double glazed window to front, laminate flooring, feature fireplace.

Kitchen/Diner: 18'5 x 8'9 approx (5.61m x 2.67m approx)

Textured ceiling, two uPVC double glazed windows to rear, part tiled walls, radiator, tiled floor. Range of wall and base units with worktops over, stainless steel sink unit with mixer tap, space for cooker, space for washing machine. Pantry.

First Floor:

Landing:

Access to loft, uPVC double glazed window to side, airing cupboard housing water tank.

Bedroom One: 12'3 x 9'6 approx (3.73m x 2.90m approx)

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

Bedroom Two: 10'5 x 9' approx (3.18m x 2.74m approx)

uPVC double glazed window to rear, radiator.

Bedroom Three: 8'2 x 7'6 approx (2.49m x 2.29m approx)

uPVC double glazed window to front.

Bathroom: 5'3 x 5' approx (1.60m x 1.52m 'approx)

uPVC obscured window to rear, part tiled walls, part respatex walls, pedestal wash hand basin, walk in shower.

W.C. 5'5 x 2'1 approx (1.65m x 0.64m approx)

Part tiled walls low level W.C linoleum flooring.

External:

To the front of the property is a front garden laid mainly to lawn. Side gated pedestrian access leads to the enclosed rear garden with a small patio area and further lawned area. Storage sheds.

Tenure:

We are advised that the property is Freehold.

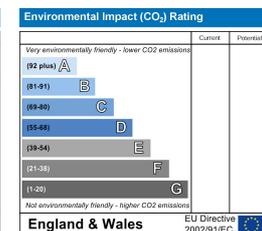
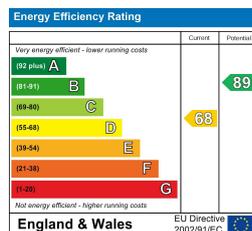
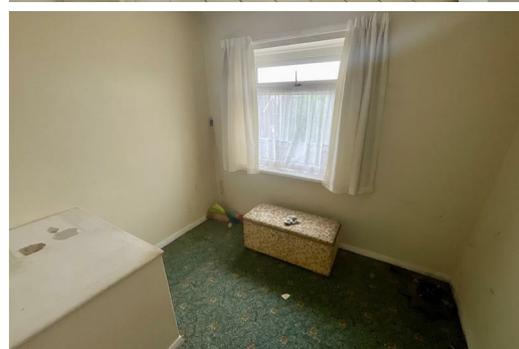
Council Tax Band:

We are advised that the property is band 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.**

We are advised by the vendor that the solar panels on the roof are leased (paperwork available)



GROUND FLOOR



1ST FLOOR
386 sq.ft. (35.9 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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35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com