



28 Sunnyhill, Llanelli, Carmarthenshire SA15 3JN
£84,995

Welcome to Sunnyhill, Llanelli, this delightful first-floor flat offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertaining. The flat features one well-appointed bedroom, ideal for a single occupant or a couple seeking a cosy retreat. The bathroom is designed with practicality in mind, ensuring that all your needs are met. The flat's location is particularly appealing, as it is within walking distance to the town centre and the picturesque Parc Howard, where you can enjoy leisurely strolls and the beauty of nature. Residents will appreciate the added benefit of parking, making it easy to come and go as you please. This flat is an excellent opportunity for those looking to embrace a comfortable lifestyle in a friendly community. Whether you are a first-time buyer or seeking a rental property, this flat in Sunnyhill is certainly worth considering. With NO CHAIN, be sure to book your viewing as soon as possible. EPC TBC, Tenure: Leasehold, Council Tax Band: A.



Entrance;

Via door into:

Entrance Hallway:

Textured and covered ceiling, storage heater, laminate flooring, storage cupboard housing hot water tank, doors into:

Bathroom: 8'4 max x 6'9 max

Textured ceiling, obscure uPVC double glazed window to rear, part tiled walls, tiled floor, bath with shower over, low level W.C, pedestal wash hand basin.

Bedroom: 12' x 8'5 approx (3.66m x 2.57m approx)

Textured ceiling, uPVC double glazed window to side, laminate flooring.

Lounge: 17'3 (into bay) x 11' max (5.26m (into bay) x 3.35m max)

Textured ceiling, uPVC bay double glazed window to front, wall mounted storage heater, laminate flooring, wall cupboard .

Kitchen: 14'2 max x 11'3 max (4.32m max x 3.43m max)

Textured ceiling, two uPVC double glazed window to front, part tiled walls, tiled floor, part laminate floor. A range of wall and base units with complimentary work surfaces over, one and a half stainless steel sink unit with mixer tap, integrated electric oven with four ring electric hob with extractor fan over, space for fridge , space for washing machine, space for table and chairs. Storage cupboard and pantry.

External:

Residents Parking

Tenure

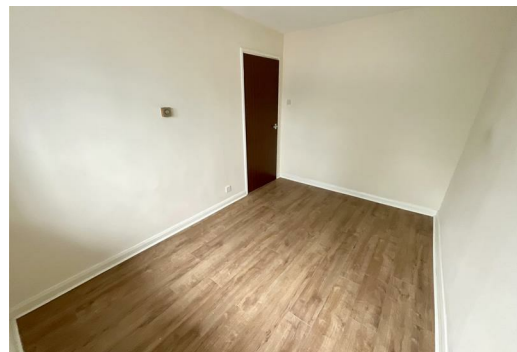
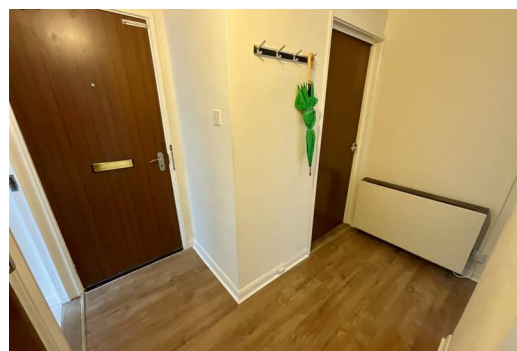
We are advised that the property is Leasehold.

Council Tax Band:

We are advised that the council tax band is Band A

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

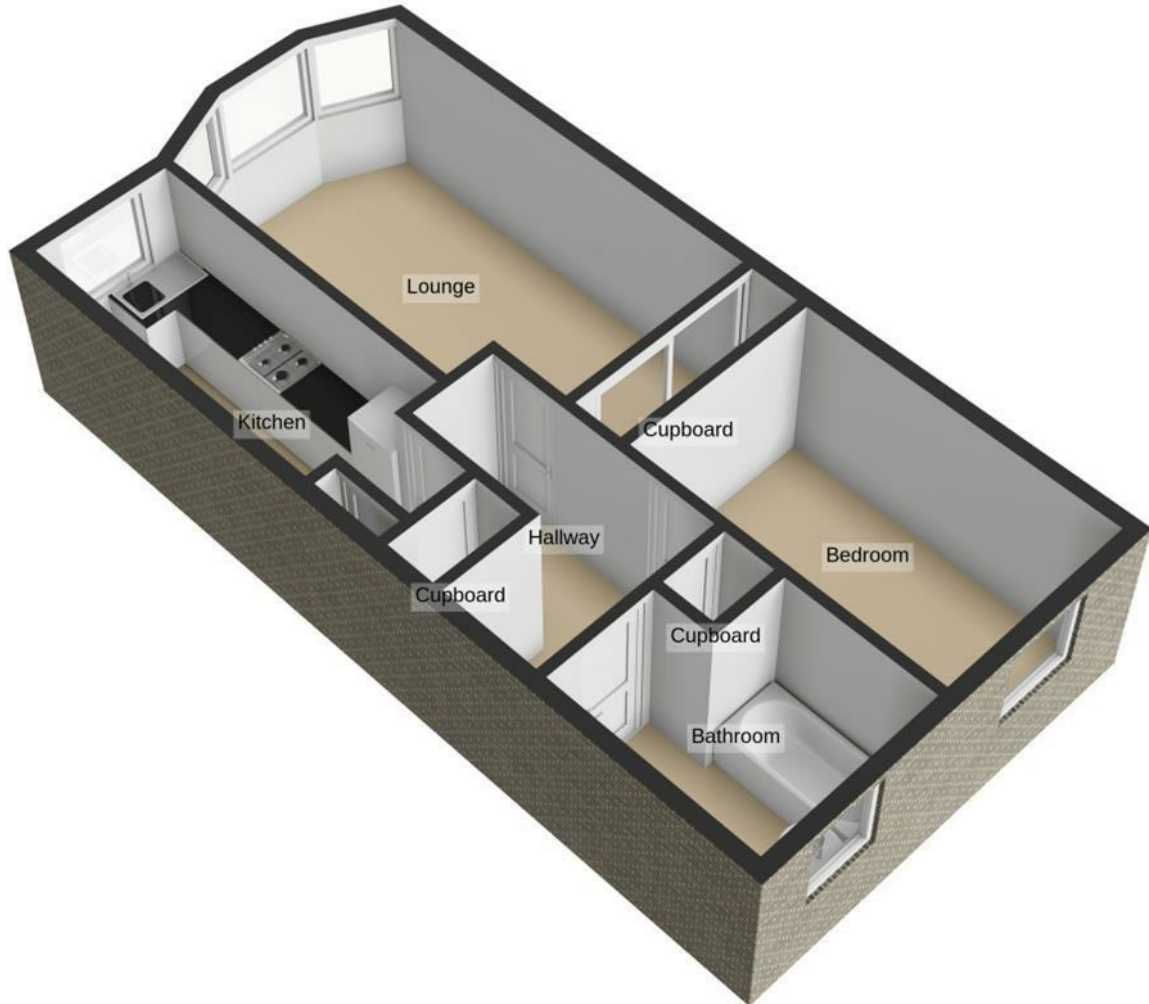
35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

Ground 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.

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