



12 Penygraig Road, Llanelli, Carmarthenshire SA14 9PA
£139,000

Located on Penygraig Road, Llanelli, this terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The single reception room is a warm and welcoming area, perfect for relaxation or entertaining friends and family. One of the standout features of this property is the stunning views to the rear, offering a picturesque backdrop that enhances the overall appeal of the home. Imagine enjoying your morning coffee or unwinding in the evening while taking in the beautiful scenery. With its ideal location and charming features, this terraced house on Penygraig Road is a wonderful choice for anyone looking to establish themselves in Llanelli. Don't miss the chance to make this delightful property your own. Energy Rating - D Council Tax Band - B, Tenure - Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Coved ceiling, tiled floor, interior door leading into:

Entrance Hallway

Coved and textured ceiling, radiator, tiled floor, stairs to first floor, under stairs storage area.

Lounge with Dining Area 21'4 x 13'8 approx (6.50m x 4.17m approx)

Coved and textured ceiling, radiator, laminate wood floor, uPVC double glazed window to front, uPVC double glazed French Doors to rear garden, wood fire surround and hearth, recess alcoves with shelving.

Kitchen 16'1 x 9'6 approx (4.90m x 2.90m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, coved ceiling, part tiled walls, single stainless steel sink unit, plumbing for washing machine, space for range style cooker, space for fridge freezer, radiator, tiled floor, uPVC double glazed window to side, storage cupboard, uPVC double glazed entrance door to rear garden.

Inner Hall

Tiled floor, uPVC double glazed window to side.

Bathroom 6'0 x 9'2 approx (1.83m x 2.79m approx)

A three piece suite comprising of bath with shower over, pedestal wash hand basin, low level W.C., wall mounted boiler, tiled floor, radiator, part tiled walls, uPVC double glazed window to rear.

First Floor

Landing

Smoke detector, access to loft space, uPVC double glazed window to rear.

Bedroom One 10'1 x 9'6 approx (3.07m x 2.90m approx)

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

Bedroom Two 10'9 x 7'9 approx (3.28m x 2.36m approx)

Radiator, uPVC double glazed window to front.

Bedroom Three 7'4 x 7'6 approx (2.24m x 2.29m approx)

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

External

The front of the property benefits from a paved area which provides Off Road Parking. The rear enclosed garden is laid mainly to lawn with paved and decked areas. The rear garden also benefits from stunning views over the Gower. Double gates which allows vehicle access. Storage Shed.

Council Tax Band

We are advised the Council Tax Band is B

Tenure

We are advised the tenure 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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	

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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