



38 Ynys Wen, Llanelli, SA14 8BG
£115,000

Nestled in the charming area of Ynys Wen, Llanelli, this semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two reception rooms, providing ample space for relaxation and entertaining. With three bedrooms, it offers a comfortable living environment for families or individuals seeking room to grow. The house features a downstairs bathroom, which, while functional, is in need of updating, allowing new owners the chance to personalise the space to their taste. with a good size rear garden and ideally situated within walking distance of local primary and secondary schools, making it a convenient choice for families with children. Although the home requires some modernisation, it holds great potential for those looking to add value and create their dream residence. With its desirable location and ample living space, this property is a promising prospect for anyone looking to invest in the vibrant community of Llanelli. Don't miss the chance to transform this house into a lovely home. EPC: TBC, Tenure: Freehold, Council Tax Band: C.



Entrance

Via uPVC double glazed door into

Vestibule

Textured ceiling, door into:-

Hallway

Textured ceiling, textured walls, radiator, stairs to First Floor



Lounge

Textured ceiling, coving, uPVC double glazed window to front, radiator, two alcoves, stone feature Gas fireplace

Living Room

Textured and coved ceiling, two alcoves, feature wood surround fireplace with electric fire, marble back panel and hearth, uPVC double glazed window to rear, radiator, door into:

Kitchen

Textured ceiling, uPVC double glazed window to side, uPVC double glazed door to side. Kitchen comprising of wall and base unit, one and a half sink unit with mixer tap over, tiled walls to half, under stairs storage area with shelving and radiator, textured walls to one side, laminate floor



Bathroom

Textured and tiled ceiling, three piece suite comprising of low level toilet, pedestal wash hand basin, bath with hand held shower piece over, mixer taps, tiled walls around to one side, access to loft, radiator, laminate floor

Landing

Textured ceiling, uPVC double glazed window to rear, textured walls, dado rail, access to loft

Bedroom One

Textured ceiling, coving, uPVC double glazed window to front, radiator, textured walls



Bedroom Two

Tiled ceiling, uPVC double glazed window to front, radiator, textured walls

Bedroom Three

Tiled ceiling, uPVC double glazed window to rear, radiator, airing cupboard with shelves housing Combi boiler

External

To Front: Forecourt to front, with side gated access leading to rear.



To Rear: Patio Area to rear, leading to Brick built Storage shed, Path leading to rear Garden

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**



Tenure

We are advised the Tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is C

Energy Rating

Energy Rating TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(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	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		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			

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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.

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