



3 Pencae Terrace, Llanelli, Carmarthenshire SA15 1NZ
£139,995

Willow Estates have the pleasure in offering FOR SALE, a Three Bedroom Terrace House situated in the Stebonheath area of Llanelli. Offering an excellent opportunity for families and first-time buyers alike. The Well presented property has a cosy sitting/dinning room, modern kitchen and boasts three bedrooms, and upstairs bathroom. The low maintenance rear garden, with outbuilding offers a good outside space complementing the property itself. Situated in a vibrant community, residents will benefit from easy access to local amenities, schools, and parks, enhancing the overall appeal of this property. This property is not just a house; it is a place where memories can be made and cherished. With its inviting features and prime location, this terraced home in Pencae Terrace is a wonderful opportunity that should not be missed. Viewing is highly recommended. EPC : D, Tenure: Freehold, Council Tax Band: B.



Entrance:

Via uPVC entrance door into:

Entrance Hallway:

Smooth ceiling, radiator, laminate flooring, door into:

Lounge/Dining Room: lounge 12x 9'9 dining area 12'6 x 12'6 (lounge 3.66mx 2.97m dining area 3.81m x 3.81m)

Smooth ceiling, uPVC double glazed window to front and rear, radiator, vinyl flooring, feature fireplace with log burner in lounge, feature fireplace in dining area, under stairs storage cupboard, opening into:

Cloakroom:

Sloped ceiling,radiator, extractor fan , laminate flooring, 2 piece suite with a basin housed in vanity unit, WC,

Kitchen: 9'7 x 7'7 approx (2.92m x 2.31m approx)

Smooth ceiling, uPVC double glazed window to side and rear, part tiled walls, vinyl flooring. Range of wall and base units with complimentary work surfaces over, ceramic sink unit with drainer and mixer tap, four ring gas hob with splash back and extractor fan over, integrated electric oven, space for fridge freezer, space for washing machine.

First Floor:

Landing:

Smooth ceiling, access to loft space.

Bedroom One: 12' x 9'1 approx (3.66m x 2.77m approx)

Smooth ceiling, uPVC double glazed window to front radiator.

Bedroom Two: 10'3 x 9'6 approx (3.12m x 2.90m approx)

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

Bedroom Three: 9 x 6'2 approx (2.74m x 1.88m approx)

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

Bathroom: 9'4 x 6 approx (2.84m x 1.83m approx)

Smooth ceiling, spot lights, two velux windows, radiator, tiled walls, tiled laminate effect flooring, bath with shower over, low level W.C , pedestal wash hand basin.

External;

To the front of the property is a front forecourt. to the rear are steps up to the low maintenance rear garden which is laid with patio and decorative stone, further steps up to the outbuilding which it has electric. Rear gated pedestrian access.

Tenure:

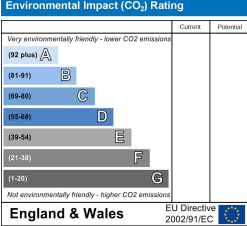
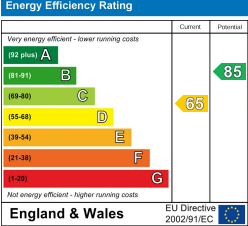
We are advised that the tenure is Freehold.

Council Tax Band:

We are advised that the council tax band 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**



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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