



16 Stebonheath Terrace, Llanelli, SA15 1NE £210,000

Welcome to the charming area of Stebonheath Terrace, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and space for families or those seeking a serene living environment. With three well-proportioned reception rooms, this property provides ample room for relaxation, entertaining guests, or creating a home office. The Three bedrooms are designed to accommodate a variety of needs, whether it be for a growing family or for guests.

Each room is filled with natural light, creating a warm and inviting atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community. The surrounding area boasts local amenities, parks, and schools, making it an ideal location for families. This property presents a wonderful opportunity for those looking to settle in Llanelli, combining spacious living with a welcoming neighbourhood. Whether you are a first-time buyer or seeking a new Family home, this house is sure to meet your needs and exceed your expectations. Energy rating-TBC Council Tax- We are advised the Council Tax is band C. Tenure- we are advised the

Tenure is freehold.

Viewing Recommended.



Entrance Hallway 5'90*12'46 (1.52m*3.66m)

Double UPVC door with beautiful stained glass window above. Textured ceiling with coving. Stairs with under the stairs storage. Smoke alarm. Radiator. Wooden skirtings. Carpeted flooring.

Lounge 10'11*14'05 (3.33m*4.39m)

Wooden door with glass panels. Coving. Double glazed UPVC bay window. Fire place with brick surround. Radiator. Skirtings. Carpeted flooring.

Living room 15'20*12'24 (4.57m*3.66m)

Wooden door with glass panelling, coving, double UPVC patio doors, electric fire with stone surround, radiator, skirtings, carpeted flooring.

Dining room 8'65*10'60 (2.44m*3.05m)

Textured ceiling with coving, cupboard housing the boiler, double UPVC window with stained glass, double UPVC patio doors leading to the garden, radiator, skirtings, carpeted flooring.

Kitchen 9'52*22'12 (2.74m*6.71m)

Wooden door with glass panels, textured ceiling with coving, three double UPVC windows with stained glass, partly tiled walls ,upper and lower wooden cabinets with work surface over, extractor fan, space for washing machine, fridge freezer and cooker. Stainless steel sink, double UPVC back door, room for dining, tiled flooring.

First Floor

Landing 10'64*5'95 (3.05m*1.52m)

Textured ceiling with coving, smoke alarm, carpeted flooring.

Bedroom One 10'14*12'41 (3.05m*3.66m)

Wooden door, double UPVC window to the front with stained glass, radiator, carpeted flooring.

Bedroom Two 8'37*12'40 (2.44m*3.66m)

Wooden door, textured ceiling with coving, radiator, double UPVC window with stained glass at the rear, carpeted flooring.

Bedroom/Study 5'97*5'92 (1.52m*1.52m)

Wooden door, double UPVC window with stained glass to the front, radiator, carpeted flooring.

Family shower room 6'54*8'44 (1.83m*2.44m)

Wooden door, textured ceiling with coving, double UPVC privacy window with stained glass, walk in shower, wash hand basin, W.C, radiator, fully tiled walls, lino flooring.

External

Front:
The front of the property has a brick wall with iron fencing and gate, laid to patio. There is side access through a metal gate to the back garden.

Rear:
The rear has two storage sheds, one housing a W.C. Patio leading to steps down to an area mostly laid to lawn. Beautiful views.

Tenure

We are advised the tenure is freehold.

Council Tax

We are advised the council tax band is a C.

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		
(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		

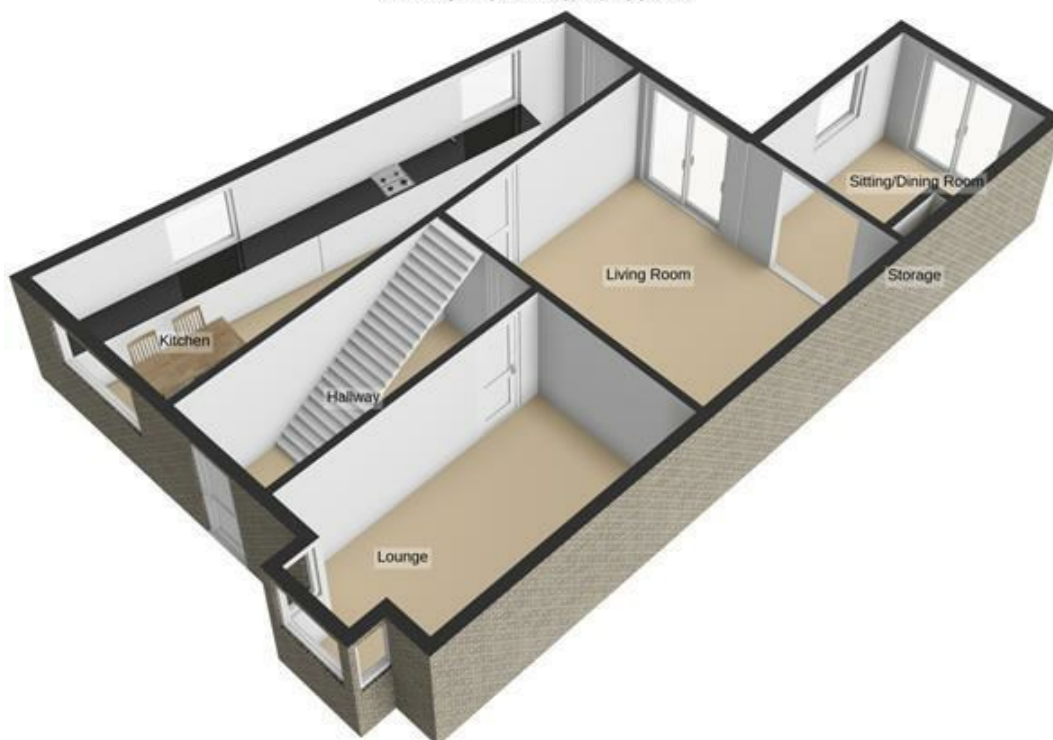
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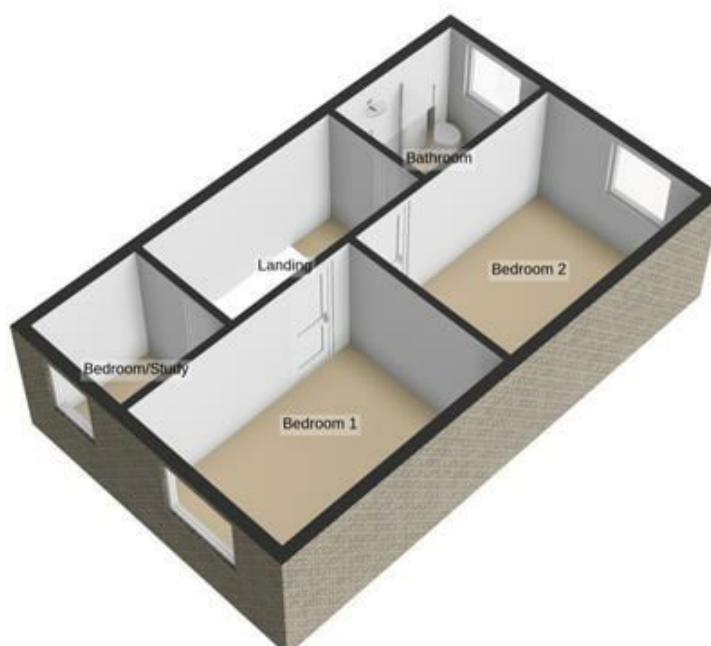
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Ground Floor
657 sq.ft. (61.1 sq.m.) approx.



1st Floor
363 sq.ft. (33.7 sq.m.) approx.



Total Floor Area : 1021 sq.ft. (94.8 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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