



**3 Llethri Road, Llanelli, Carmarthenshire SA14 8HT**  
**£220,000**

Nestled on Llethri Road in Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed living areas are designed to cater to a variety of lifestyles, whether you prefer cosy family gatherings or hosting friends. The house boasts three generously sized bedrooms, ensuring that there is plenty of room. Additionally, the property features an upstairs bathroom and downstairs cloakroom, providing convenience and privacy for all occupants. One of the standout features of this home is the parking space available for up to four vehicles, and generous gardens to front and rear. Situated in a friendly neighbourhood, this property is well-connected to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its appealing layout and practical features, this semi-detached house on Llethri Road is a wonderful opportunity for those seeking a comfortable and spacious home in Llanelli. Don't miss the chance to make this lovely property your own. NO CHAIN. EPC: TBC Tenure: Freehold, Council Tax Band: D.



**Entrance:**

Via uPVC entrance doors into:

**Porch:**

Smooth ceiling, uPVC entrance door into:

**Entrance Hallway:**

Textured ceiling, uPVC double glazed window to side, radiator, under stairs storage cupboard , cupboard with uPVC window to front, stairs to first floor, doors into:

**Lounge: 18'1 x 11'8 max approx (5.51m x 3.56m max approx)**

Textured and covered ceiling, uPVC double glazed window to front, radiator, feature fireplace with electric fire, french doors into:



**Dining Room: 12'4 x 11'9 approx (3.76m x 3.58m approx )**

Textured and covered ceiling, uPVC patio doors, into conservatory, radiator.



**Conservatory: 9'8 x 9'6 approx (2.95m x 2.90m approx )**

uPVC windows and doors, radiator, tiled floor.

**Kitchen: 12'4 x 10'5 approx (3.76m x 3.18m approx)**

Smooth and covered ceiling, uPVC double glazed window to rear, part tiled walls, radiator, laminate flooring. Range of wall and base units with complimentary work surfaces over, stainless s steel sink unit with mixer tap and drainer, four ring gas hob with extractor hood over, integrated electric oven, integrated fridge freezer, space and plumbing for washing machine. Door into pantry ( with obscured uPVC window to side and shelving) . Door into:

**Inner Hallway:**

Smooth and covered ceiling, radiator, uPVC double glazed door to rear, laminate flooring door into:

**Cloakroom:**

Smooth and covered ceiling, obscured uPVC window to side, part wood panelled walls, laminate flooring, low level w.c, wall mounted hand basin.



**First Floor:**

**Landing:**

Smooth ceiling, uPVC double glazed window to side, access to loft, radiator, airing cupboard housing wall mounted boiler, radiator and shelving.

**Bedroom One: 15'2 x 12 approx (4.62m x 3.66m approx)**

Textured and covered ceiling, uPVC double glazed window to front, radiator, fitted wardrobes.

**Bedroom Two: 14'1 x 11'9 approx (4.29m x 3.58m approx )**

Smooth and covered ceiling, uPVC double glazed window to front, radiator

**Bedroom Three: 15'6 x 9'1 approx (4.72m x 2.77m approx)**

Smooth and covered ceiling, uPVC double glazed window to frear radiator

**Bathroom: 7' x 6'4 approx (2.13m x 1.93m approx)**

Panelled ceiling with spotlights, uPVC double glazed windows to rear, tiled walls, wall mounted vertical towel heater, tiled floor. Four piece suite comprising of Corner bath, shower cubicle, low level W.C , vanity wash hand basin and cupboard.

**External:**

To the front of the property is a driveway for several vehicles, leading to the detached garage, a path also leads up to the house and side and front garden which is laid to lawn. To the rear of the property is a good size low maintenance garden with a patio area and and step up to a tiered lawn laid with artificial grass. Raised borders, Storage shed with electric,



**Garage:**

Up and over door, electric.



**Tenure:**

We have been advised that the property is freehold,

**Council Tax Band:**

We are advised that the property is Council Tax Band D.

**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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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