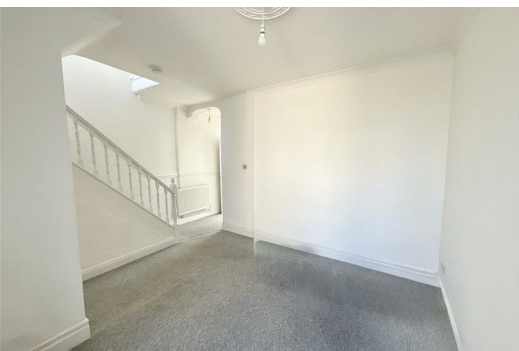




1 Campbell Street, Llanelli, SA15 2BW
£145,000

Welcome to Campbell Street, Llanelli which presents an excellent opportunity for first-time buyers seeking a welcoming home. The property boasts two spacious reception rooms. One of the standout advantages of this property is that it comes with no chain, allowing for a smooth and efficient purchase process. This home is not just a property; it is a place where memories can be made and cherished.

Whether you are looking to take your first step onto the property ladder or seeking a charming residence in a friendly neighbourhood, this end town house on Campbell Street is a must-see. Do not miss the chance to make this lovely house your new home. Energy Rating - D, Council Tax Band - B, Tenure - Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Part tiled walls, interior door into:

Entrance Hall

Coved and textured ceiling, radiator, stairs to first floor.

Sitting Room 10'4 x 11'8 approx (3.15m x 3.56m approx)

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

Lounge 14'11 x 12'8 approx (4.55m x 3.86m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to rear, under stairs storage cupboard.

Kitchen 13'9 x 9'3 approx (4.19m x 2.82m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and textured ceiling, radiator, grey laminate effect vinyl floor, storage cupboard with shelving, storage cupboard housing wall mounted boiler, plumbing for washing machine, space for fridge freezer, electric hob with extractor hood over, electric oven, single stainless steel sink unit with mixer tap, uPVC double glazed window to side, heat and CO2 detector.

Inner Hall

Textured ceiling, uPVC double glazed entrance door to rear, grey laminate effect vinyl floor.

Bathroom 8'9 x 5'3 approx (2.67m x 1.60m approx)

A two piece suite comprising of wash hand basin set in white unit, bath with shower over, textured ceiling, uPVC double glazed window to rear, radiator, storage cupboard with shelving.

Separate W.C

Low level W.C., part tiled walls, uPVC double glazed window to rear.

First Floor

Landing

Textured ceiling, access to loft space via pull down ladder, uPVC double glazed window to rear.

Bedroom One 12'8 x 9'0 approx (3.86m x 2.74m approx)

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

Bedroom Two 10'4 x 8'6 approx (3.15m x 2.59m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to rear.

Bedroom Three 9'7 x 6'7 approx (2.92m x 2.01m approx)

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

External

The rear garden is laid to lawn with access to the rear via double wooden gates (potential for Off Road Parking) and side pedestrian access via a wooden gate.

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is 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



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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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		86			
		64			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Ground Floor
553 sq.ft. (51.4 sq.m.) approx.



1st Floor
346 sq.ft. (32.2 sq.m.) approx.



Total Floor Area : 899 sq.ft. (83.5 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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