



## 23 Upper William Street, Llanelli, Carmarthenshire SA15 1SL £125,000

Welcome to the charming area of Upper William Street, Llanelli, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. With two bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality. The bathroom is conveniently located, ensuring ease of access for all residents. Llanelli is known for its vibrant community and offers a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it simple to explore the beautiful surroundings or commute to nearby towns and cities. This terraced house on Upper William Street is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home offers a wonderful blend of comfort and convenience. Do not miss the chance to make this charming house your new home. No chain. EPC- D. Council Tax- B. Tenure- Freehold.





**Entrance 5'5 x 3'2 approx (1.65m x 0.97m approx)**

Smooth ceiling with coving around. UPVC Front door. Tiled charcoal flooring. Half paned glass door leading to living/dining area.

**Living/Dining area 20'3 x 12'7 approx (6.17m x 3.84m approx)**

Smooth ceiling with spot lights and coving. Smoke alarm. Plug for internet. Double UPVC window to the front and back of the room. Three radiators. Two display alcoves. White skirtings. Under stairs storage. Gas and electric metre in cupboard. Brown laminate flooring. Stairs.

**Kitchen 12'0 x 7'3 (3.66m x 2.21m)**

Smooth ceiling with spot lights. Hatch for crawl space on ceiling. Boiler. UPVC back door. Grey wall tiles. Double sink. Grey upper and lower cabinets. Grey work tops. Grey plinths under cabinets. Gas cooker built in with gas hob and extractor fan above. Room under counter for washing machine. 7 double electric sockets. Charcoal tiled flooring. Radiator.

**Bathroom 7'9 x 7'2 (2.36m x 2.18m)**

Smooth ceiling with spot light and coving. Grey and white waterproof wall panelling on three walls. Wooden decorative panelling on one wall. Three double UPVC windows. Heated towel rail. White three piece bathroom with overhead shower in the bath. White cupboard for storage. Charcoal tiled flooring.

**Landing**

Access to loft. Grey carpets.

**Bedroom one 13'7 x 9'9 (4.14m x 2.97m)**

Wooden barn door. Smooth ceiling with coving. Double UPVC window- tilt and turn. Radiator. 3 electric double sockets. Grey carpet.

**Bedroom two 10'3 x 10'9 (3.12m x 3.28m)**

Wooden barn door. Smooth ceiling. Double UPVC window- tilt and turn. Three double electric sockets. Radiator. Grey carpet.

**Garden 13'9 x 31'3 (4.19m x 9.53m)**

Tap on the outside wall and outdoor light. Breeze block wall and fencing. Brown pebbles on ground. Wooden shed. Parking from the back of the house. Electric shutter at the bottom of the garden.

**Freehold**

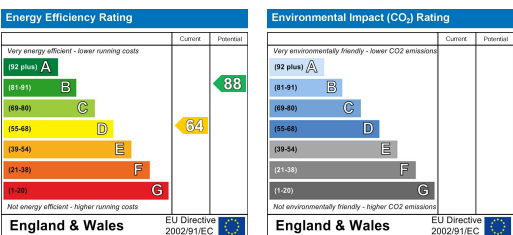
We are advised the property is freehold.

**Council tax B**

We are advised the council tax is a 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**



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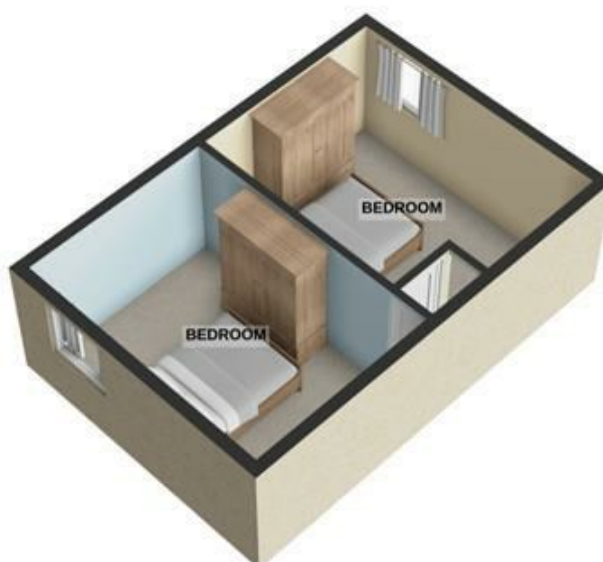
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GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.5 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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