



## 28 Stryd Bennett, Llanelli, Carmarthen SA15 4DE £210,000

Welcome to the charming area of Stryd Bennett, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The property features three modern bathrooms, ensuring that morning routines are a breeze for all occupants. The thoughtful layout of the home allows for both privacy and communal living, making it a wonderful place to create lasting memories.

For those with vehicles, the property includes parking space for two cars, a valuable asset in this desirable location. Stryd Bennett is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for anyone looking to settle in Llanelli.

This semi-detached house is not just a place to live; it is a home where comfort meets practicality. With its spacious interiors and convenient features, it presents a fantastic opportunity for prospective buyers or renters alike. Do not miss the chance to make this lovely property your own. Energy rating-C Council Tax Band-C Tenure- Freehold



## Entrance

Access via composite entrance door leading to:

## Entrance Hallway

Smooth ceiling, laminate flooring, radiator, smoke detector, stairs to first floor

## Cloakroom 6'36"2'98 (1.83m\*0.61m)

A two piece suite comprising of low level W.C., wash hand basin, tiled floor, extractor fan.

## Kitchen 10'4\*8'0 (3.15m\*2.44m)

A bespoke kitchen comprising of matching wall, display and base units with solid wood work surface over, smooth ceiling, part tiled walls, tiled floor, plumbing for washing machine, stainless steel sink set into wood work surface with mixer tap, uPVC double glazed window to front, gas four ring hob with extractor hood oven, electric oven, space for fridge freezer.

## Lounge 15'1\*14'0 (4.60m\*4.27m)

Smooth ceiling, laminate flooring, storage cupboard, two radiators with attractive lattice cover, uPVC double glazed window to side, uPVC glazed french doors into:

## Sun Lounge 11'9\*7'8 (3.58m\*2.34m)

Of Upvc construction, with UV/UA resistant glass, tiled floor, uPVC double windows, uPVC double glazed glass under floor heating.

## First Floor

### Landing 10'73\*6'79 (3.05m\*1.83m)

Smooth ceiling, smoke detector, access to loft space, storage cupboard.

### Bedroom One 11'7\*8'5 (3.53m\*2.57m)

Smooth ceiling, radiator, uPVC double glazed window to front, door into:

### En-suite

A three piece suite comprising of pedestal wash hand basin, low level W.C., shower in shower enclosure, smooth ceiling, radiator, vinyl tiled effect floor, uPVC double glazed window to side, extractor fan.

### Bedroom Two 8'6\*10'8 (2.59m\*3.25m)

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

### Bedroom Three 7'7\*6'2 (2.31m\*1.88m)

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

### Family Bathroom 6'3\*6'3 (1.91m\*1.91m)

A three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level W.C., part tiled walls, tiled effect vinyl floor, radiator, extractor fan, uPVC double glazed window to front.

## External

A low maintenance fully fenced and gated garden with various flower shrubs and plants to the front of the property. The rear south facing enclosed garden also benefits from low maintenance and is laid with attractive gravelled stones with pergola. Rear pedestrian access leads to the parking area with allocated car parking for two vehicles.

## Tenure

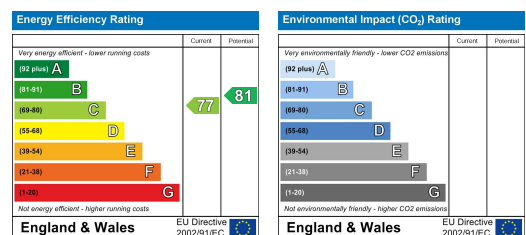
We are advised the tenure is Freehold

## Council Tax

We are advised the council tax band is 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



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Ground Floor  
477 sq.ft. (44.3 sq.m.) approx.



1st Floor  
377 sq.ft. (35.0 sq.m.) approx.



Total Floor Area : 853 sq.ft. (79.3 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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