



21 High Street, Llanelli, SA15 2RF
£75,000

Welcome to High Street, Llanelli, a Two Bedroom First Floor Flat offering easy and spacious living. The property is ideally situated, providing easy access to local amenities, shops, and transport links, making it perfect for those who appreciate convenience and community. This Flat also comes with a Garage, providing Off Road Parking. The entrance to the flat is via stairs to the First Floor. The layout is designed to maximise comfort and functionality, featuring well-proportioned rooms that are filled with natural light. The bathroom is well-appointed, as is the Kitchen Area, which leads out to a rear shared access. Outside, there is an enclosed forecourt to front and the Garage can be accessed to the Rear of the Property. Whether you are a first-time buyer, or looking to invest, this property presents an excellent opportunity to own a piece of this charming town. Ideal First Time Buyer or Investment opportunity. Tenure Leasehold, Council Tax Band A, Energy Rating TBC



Entrance 3'04*13'83 (1.02m*3.96m)

Via uPVC double glazed door to front, via front of Property

Lounge 17'38*13'00 (5.18m*3.96m)

Textured ceiling, uPVC double glazed window to side, feature fireplace, radiator, into:

Rear Hall Way 4'81*2'79 (1.22m*0.61m)

Plain ceiling, coving, smoke detector, laminate floor

Bedroom One 12'68*10'63 (3.66m*3.05m)

Textured ceiling, spot lighting, uPVC double glazed window to front, laminate floor, radiator

Bedroom Two 13'07*8'54 (4.14m*2.44m)

Textured ceiling, uPVC double glazed window to front, radiator, laminate floor, storage space

Bathroom 6'10*5'46 (2.08m*1.52m)

Tongue and groove ceiling, spot lighting, Comprising of Three piece suite of Bath, pedestal wash hand basin, low level toilet, laminate floor, fully tiled walls

Kitchen Area 12'55*7'64 (3.66m*2.13m)

Comprising of wall and base units, complimentary work surface over, hob and oven, One and a half sink unit, uPVC double glazed window to rear, space for washing machine, tiled walls around, wall mounted boiler, laminate floor, storage cupboard, uPVC double glazed door to rear, leading to shared rear access.

Garage 13'43*10'80 (3.96m*3.05m)

Access o the rear of the Property with up and over door.

Tenure

We are advised the Tenure is Leasehold

Energy Rating

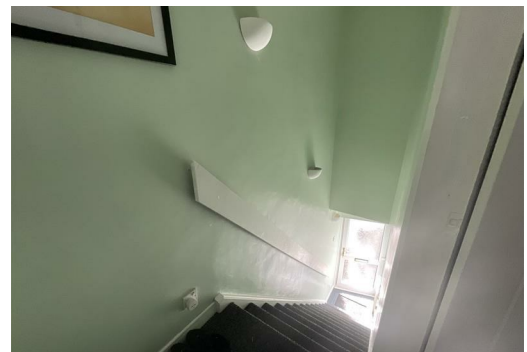
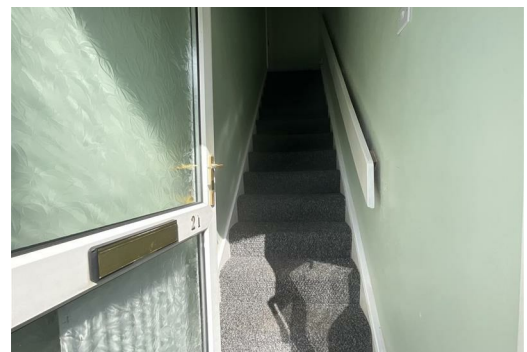
Energy Rating TBC

Council Tax Band

We are advised the Council Tax Band is A

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	

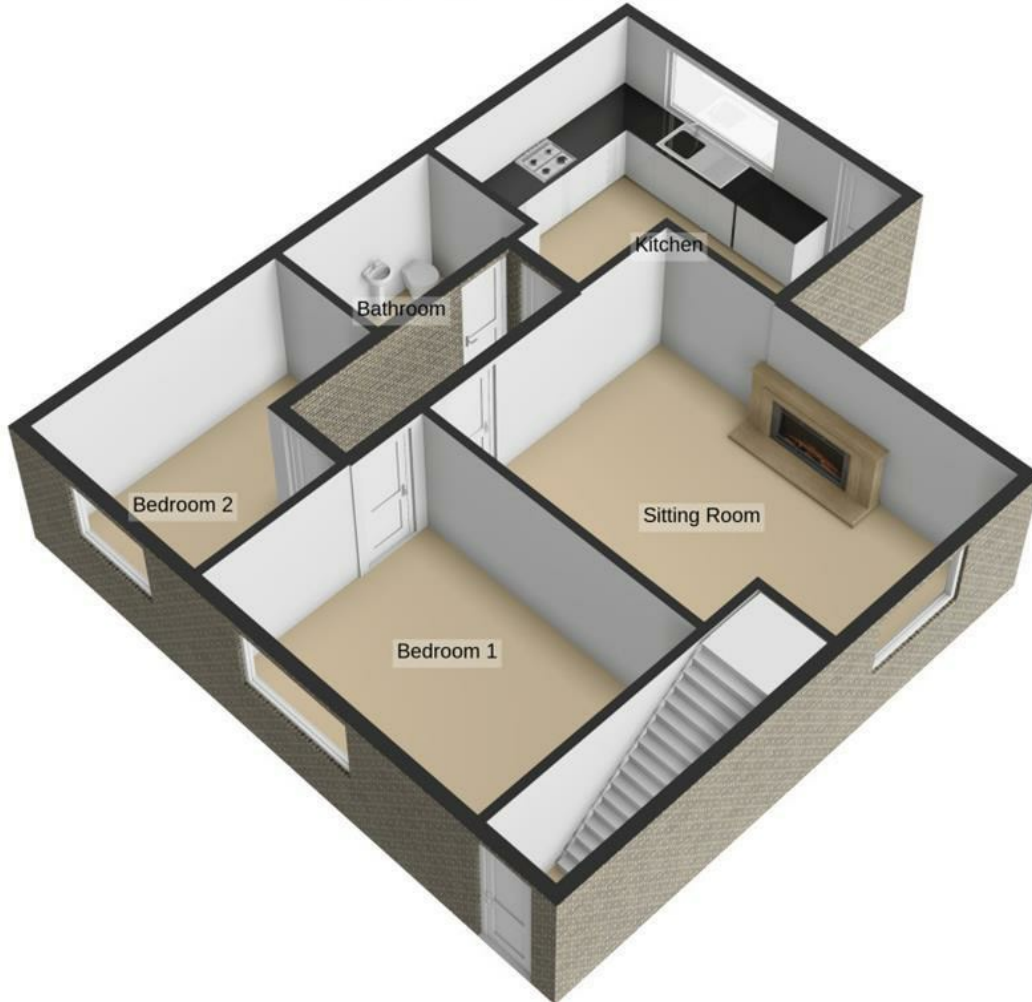
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Ground Floor
703 sq.ft. (65.3 sq.m.) approx.



Total Floor Area : 703 sq.ft. (65.3 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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