



24 Ridgewood Park, Llanelli, SA15 1HX
£209,995

Nestled in the charming area of Ridgewood Park, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The layout of the home is practical, allowing for a seamless flow between the living spaces. The semi-detached nature of the property offers a sense of privacy while still being part of a friendly community.

Ridgewood Park is known for its pleasant surroundings and accessibility to local amenities, making it an excellent choice for those who appreciate both tranquillity and convenience. Whether you are looking to settle down or invest in a property with great potential, this home in Llanelli is certainly worth considering. With its appealing features and prime location, it presents a wonderful opportunity for modern living. Tenure: Freehold, Energy Rating D, Council Tax Band C. Viewing A Must.



Entrance

Via uPVC double glazed front door into:

Hallway 5'4 x 5'6 approx (1.63m x 1.68m approx)

Plain ceiling, smoke detector, stairs to First Floor, under stairs storage cupboard, laminate floor, radiator



Lounge 10'8 x 18'0 approx (3.25m x 5.49m approx)

Plain and coved ceiling, uPVC double glazed window to front, Two alcoves with storage, radiator, feature fireplace, Marble surround, back panel and hearth, laminate floor

Kitchen/Diner 10'0 x 18'0 approx (3.05m x 5.49m approx)

Plain ceiling, spot lighting, uPVC double glazed window to rear, uPVC double glazed Patio doors to rear, laminate floor, radiator. Kitchen comprising of wall and base units, with complimentary work surface over, Seven Gas burner hob with Two ovens and grill and plate warmer, tiled walls above, extractor fan, one and a half sink unit, mixer taps over, door to storage cupboard, space for table and chairs, laminate floor, radiator.

First Floor

Landing 5'4 x 11'8 approx (1.63m x 3.56m approx)

Plain ceiling, access to loft, (fully boarded with electric light, pull down ladder) smoke detector, access to Boiler in Loft, storage cupboard.



Bedroom One 12'3 x 10'9 approx (3.73m x 3.28m approx)

Plain ceiling, uPVC double glazed window to front, built in double wardrobe, radiator

Bedroom Two 7'4 x 7'9 approx (2.24m x 2.36m approx)

Plain ceiling, uPVC double glazed window to front, radiator, laminate floor,

Bedroom Three 12'2 x 13'10 approx (3.71m x 4.22m approx)

Plain ceiling, uPVC double glazed window to rear, built in Wardrobe, laminate floor, radiator



Bathroom 7'3 x 7'3 approx (2.21m x 2.21m approx)

Plain ceiling, spot lighting, Four Piece suite, comprising of low level toilet in vanity unit, wash hand basin in vanity unit, bath with shower head over, radiator, shower in glass enclosure, chrome Towel heater, fully tiled walls and tiled floor.

External

To Front: Enclosed Garden to front, Driveway providing ample Off Road Parking, leading to side Entrance, to rear

To rear: Enclosed rear Garden, Patio Area, decked area, artificial lawn



Home Office 7'10 x 15'3 approx (2.13m x 3.05m x 4.65m approx)

Plain ceiling, spot lighting, uPVC double glazed window to front, radiator, uPVC double glazed window to side, laminate floor, doorway into:

Utility Area 7'2 x 7'5 approx (2.18m x 2.26m approx)

Plain ceiling, spot lighting, laminate floor, uPVC double glazed window to side, uPVC double glazed door to side



Tenure

We are advised that the Property is Freehold

Energy Performance Rating

Energy Rating is to be Confirmed

Council Tax Band

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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84	
(81-91)	B		
(69-80)	C	67	
(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	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	EU Directive 2002/91/EC

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GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 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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