



## 14 Dillwyn Street, Llanelli, Carmarthenshire SA15 1BU

**£119,000**

Welcome to Dillwyn Street, Llanelli. This property presents an excellent opportunity for both first-time buyers and savvy investors looking to expand their portfolio. The house features a well-proportioned reception room, perfect for relaxing or entertaining guests plus Three Bedrooms. One of the standout features of this home is that it comes with no chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for first-time buyers who may be eager to settle into their new home without unnecessary delays. This property is close to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and accessibility. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this terraced house on Dillwyn Street is not to be missed. Embrace the potential this home has to offer and arrange a viewing today. Tenure - Freehold, Council Tax Band - B, Energy Rating - D

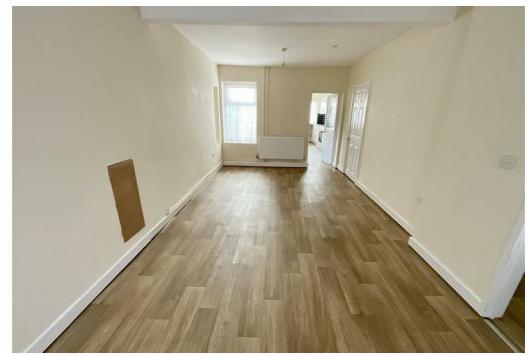


## Ground Floor

Access via uPVC entrance door leading into:

### Hall

Smooth ceiling, stairs to first floor, vinyl wood effect floor.



### Lounge 20'3" x 10'4" approx (6.18 x 3.16 approx)

Smooth ceiling, two radiators, under stairs storage cupboard, uPVC double glazed window to front, uPVC double glazed window to rear, vinyl wood effect floor, under stairs storage cupboard.



### Kitchen 17'3" x 8'8" approx (5.27 x 2.65 approx)

A fitted kitchen comprising of matching wall and base units with work surface over, smooth ceiling, spotlights, breakfast bar, radiator, part tiled walls, gas four ring hob with extractor hood over, electric oven, vinyl tiled effect floor, single stainless steel sink with mixer tap, plumbing for washing machine, space for under counter fridge, space for under counter freezer, uPVC double glazed window to rear, wall mounted boiler, uPVC double glazed entrance door to rear garden.

## First Floor

### Landing

Smooth and textured ceiling, radiator, smoke detector, access to loft space.



### Bedroom One 14'7" x 8'6" approx (4.47 x 2.60 approx)

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

### Bedroom Two 11'2" x 8'9" approx (3.42 x 2.68 approx)

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

### Bedroom Three 8'3" x 9'0" approx (2.54 x 2.76 approx)

Textured ceiling, radiator, uPVC double glazed window to rear

### Shower Room 5'8" x 7'9" approx (1.73 x 2.37 approx)

A three piece suite comprising of pedestal wash hand basin, low level W.C., shower in shower enclosure, smooth ceiling, spotlights, tiled walls, wood effect vinyl floor, wall mounted towel heater, uPVC double glazed window to side



### External

A good size rear garden which is laid to lawn with potential for Off Road Parking.

### 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 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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