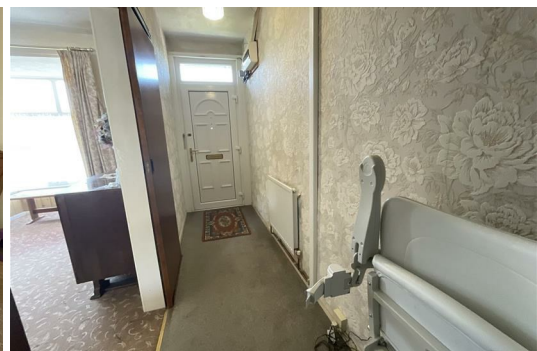




29 Heol Llanelli, Kidwelly, Carmarthenshire SA17 4AG
£207,995

Welcome to Heol Llanelli, Trimsaran, this three bedroom semi-detached house offers a perfect blend of comfort and convenience. This property is ideal for families or those seeking extra space. The home features a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining. A practical utility room adds to the functionality of the home, making laundry and storage a breeze. Outside, you will find a generous garden detached from the property, perfect for enjoying the fresh air or hosting summer gatherings. The private lane, provides access to the property and neighbouring property, adds an element of exclusivity and tranquillity.. Additionally, the driveway accommodates up to three vehicles, providing convenient off-road parking. This semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining close to local amenities. Energy rating-D. We are advised the council tax is band C. We are advised the tenure is Freehold. No chain.



Ground floor

Entrance

Access via uPVC door with double glazed window above leading to:

Entrance Hallway 3'60*12'93 (0.91m*3.66m)

Textured ceiling, smoke alarm, radiator, stairway to first floor, carpeted flooring, wooden sliding doors leading to:

Lounge/Dining room 23'72*12'53 (7.01m*3.66m)

Smooth ceiling, double glazed uPVC bay window to the front, double glazed uPVC patio doors to the rear, electric fire, under stairs storage cupboard with light, radiator, wall mounted lighting, carpeted flooring.

Kitchen 9'07*13'96 (2.92m*3.96m)

Wooden slatted ceiling, upper and lower cabinets with complimentary work surface, partly tiled walls, fridge freezer, integrated electric cooker and microwave, electric hob, one and a half stainless steel sink with mixer tap, storage cupboard with wooden doors, radiator, double glazed uPVC window to the side, double glazed uPVC door to side, linoleum flooring. Opening to:

Utility 6'88*6'54 (1.83m*1.83m)

Smooth ceiling, attic hatch, double glazed uPVC window to the side, uPVC door to side, washing machine and tumble dryer, lower cabinets, stainless steel sink, Linoleum flooring.

Ground floor W.C 6'91*2'98 (1.83m*0.61m)

Wooden sliding door, smooth ceiling, wash basin with storage underneath, small window, W.C, linoleum flooring.

First Floor

Landing 6'19*12'56 (1.83m*3.66m)

Wooden slats on walls, attic hatch, storage cupboard housing combi boiler, smoke alarm, carpeted flooring.

Bedroom One 14'45*8'98 (4.27m*2.44m)

Smooth ceiling, double glazed uPVC window to the side, radiator, carpeted flooring.

Bedroom Two 9'27*12'44 (2.74m*3.66m)

Smooth ceiling, double glazed uPVC window to the front, radiator, carpeted flooring.

Bedroom Three 9'28*9'39 (2.74m*2.74m)

Smooth ceiling with coving, double glazed uPVC window to the rear, radiator, vent, carpeted flooring.

Family shower room 6'29*9'02 (1.83m*2.79m)

Smooth ceiling, electric shower, wash basin with storage cupboard underneath, W.C, radiator, glass shower screen, wet room flooring, double glazed uPVC privacy window to front.

External

Front

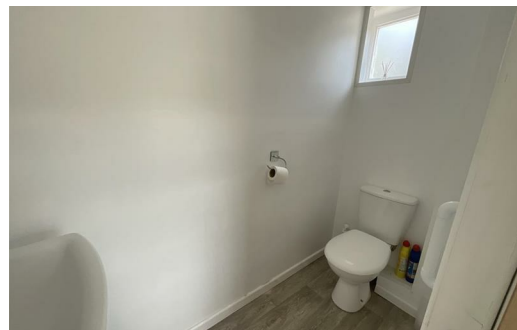
Wall on front and each side of property, lawn area, pathway to rear garden and driveway.

Rear

Resin driveway with double gates to side, raised resin area, patio area, lawn area, storage outbuilding, outdoor tap, outdoor lighting, security cameras attached to property. Pathway leading to:

Garden

Detached from the property there is a large garden area perfect for enjoying the fresh air with so much potential.



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

Private Side lane

The side lane allows access to no 29 , 31 and an adjoining field.

Council Tax Band

We are advised the Council Tax Band is C

Tenure

We are advised the tenure is Freehold

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

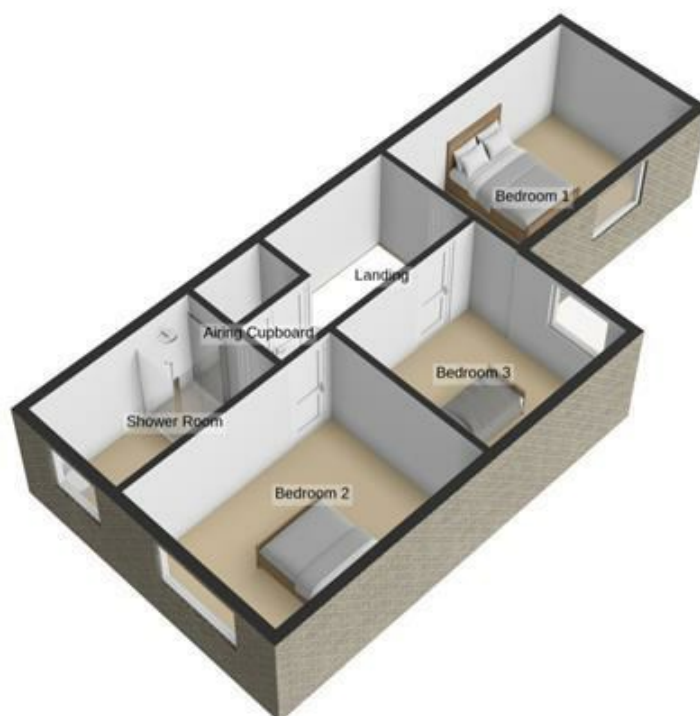


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Ground Floor
573 sq.ft. (53.3 sq.m.) approx.



1st Floor
513 sq.ft. (47.6 sq.m.) approx.



Total Floor Area : 1086 sq.ft. (100.9 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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