



14 Bassett Terrace, Llanelli, Carmarthenshire SA15 4DY
£85,000

An excellent opportunity to purchase a one bedroom, (previously two) mid terrace house, in need of refurbishment. .

The property benefits from off road parking at the rear a valuable asset in this desirable location and a loft room. Situated in Pwll, residents can enjoy the tranquillity of coastal living while being within easy reach of local amenities and transport links. This property presents an excellent opportunity for those looking to take on a project and making the property their own. CASH BUYERS ONLY No Chain . EPC TBC, Tenure: Freehold. Council Tax Band: B.



Entrance:

Via uPVC entrance door.

Entrance Hallway:

Radiator, laminate flooring, stairs to first floor, door into:



Lounge: 19'8 x 14'5 max (11'1 min) approx (5.99m x 4.39m max (3.38m min approx)

Textured ceiling, uPVC double glazed window to front, two radiators, feature fireplace with log burner. opening into:

Kitchen: 10'6 x 9'4 max (7'1 min) approx (3.20m x 2.84m max (2.16m min approx)

Textured ceiling, uPVC double glazed window to rear, door into:

Inner Hallway:

Textured ceiling, uPVC double glazed door to rear, tiled floor, door into:



Cloakroom:

Textured ceiling, extractor fan, radiator, tiled floor, wall mounted wash hand basin, low level w.c.



Landing

Textured ceiling, stairs to loft room, opening into:

Bedroom One: 15'5 x 11'5 approx (4.70m x 3.48m approx)

Textured ceiling, uPVC double glazed windows to front, two radiators.

Bathroom: 7'8 x 7'4 approx (2.34m x 2.24m approx)

uPVC double glazed window to rear, radiator, storage cupboard.

Loft Room:

Velux Window, wall mounted boiler.

Externally

Forecourt to front, long rear garden with rear parking space



Tenure:

We are advised that the property is freehold.

Council Tax Band:

We are advised that the property is Council Tax Band 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	
(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
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



2ND FLOOR
147 sq.ft. (13.7 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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