



47 Llwynhendy Road, Llanelli, Carmarthenshire SA14 9HU £215,000

Welcome to Llwynhendy Road situated in the Llwynhendy area of Llanelli, competitively priced, this well presented and well maintained detached house offers a perfect blend of comfort and style. The inviting lounge/sitting room is ideal for unwinding after a long day, while the additional reception areas can be tailored to suit your lifestyle needs, whether that be a formal dining room or a cosy study. this property provides ample space for both relaxation and entertaining. The home boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family or guests. The modern bathroom and downstairs W.C add convenience and comfort, making morning routines a breeze. One of the standout features of this property is its stunning gardens, which provide a serene outdoor space for gardening enthusiasts or those simply wishing to enjoy the fresh air. The well-maintained gardens are perfect for summer barbecues or quiet evenings under the stars, with the the pretty courtyard offering additional outdoor space. Additionally, the property includes a utility room, enhancing the functionality of the home. Parking is also available for one small vehicle, adding to the convenience of this delightful residence. This property is a true gem in Llwynhendy, and viewing is highly recommended to fully appreciate all that it has to offer. Whether you are looking for a family home or a peaceful retreat, this house is sure to meet your needs. EPC:D , Tenure: Freehold, Council Tax Band: D.



Entrance:
uPVC glazed door opening to:

Vestibule;
Smooth and coved ceiling, tiled floor, door into:

Hallway;
Smooth and coved ceiling, dado rail, two radiators , wood door with frosted glazed panels , downstairs storage area and cupboard , opening into:-

Lounge/Sitting Room: lounge: 13'10 (into bay) x 11'7 approx (lounge: 4.22m (into bay) x 3.53m approx)
Smooth and coved ceiling, uPVC bay window to front, radiator, wood fire surround with tiled hearth housing electric fire, laminate wood flooring. opening into:

Sitting Room: 12'4 x 9'5 approx (3.76m x 2.87m approx)
Smooth and coved uPVC double glazed door into rear courtyard, laminate wood flooring, radiator

Dining Room: 15' x 13'5 (into bay) approx (4.57m x 4.09m (into bay) approx)
Textured and coved ceiling, uPVC double glazed box bay into courtyard, dado rail. radiator, laminate wood flooring. Door into:-

Kitchen: 10'2 x 11'11 approx (3.10m x 3.63m approx)
Coved and textured ceiling, access to loft space, double glazed window over looking rear garden, wooden door with frosted panels opening into utility room, part tiled walls, radiator, tiled floor, A modern kitchen with a range of wall and base units with complimentary worktops over with inset stainless steel sink unit, tiled splashback, space for freestanding fridge freezer, wall mounted 'Worcester' boiler. Integrated range cooker with extractor hood over, spotlights into kitchen plinths.

Utility Room: 12' x 11;10 approx (3.66m x 3.35m;3.05m approx)
Smooth ceiling, windows to front and rear, door into side courtyard, uPVC door to rear garden, part tiled walls, tiled floor, a range of wall and base units with complimentary worktops over. Plumbing for automatic washing machine, space for tumble dryer,.

W.C:
Smooth ceiling, window to rear, part tile walls, tiled floor, low level W.C.

First Floor:
Landing:
Coved and textured ceiling, access to loft , dado rail, radiator, Split level landing, built-in storage cupboard, with shelving, Doors into:-

Bedroom One: 15'8" x 10'0 approx (4.78m x 3.05m approx)
Coved and textured ceiling, wo uPVC double glazed windows to front aspect, radiator, fitted wardrobes.

Bedroom Two: 12' x 9'6' approx (3.66m x 2.92m approx)
Smooth and coved ceiling, uPVC double glazed window overlooking rear courtyard with views over to the estuary, radiator.

Bedroom Three: 10'2 x 5'11 approx (3.10m x 1.80m approx)
uPVC double glazed window to rear and side aspect, radiator, view of estuary from rear.

Bathroom: 9'1 x 6'8 approx (2.77m x 2.03m approx)
Textured ceiling, extractor fan ,uPVC frosted double glazed window to side aspect. tiled walls , radiator, tiled floor. White four piece suite comprising bath, wash hand basin set into vanity unit, low level W.C, shower cubicle housing mains shower.

Courtyard:
Porcelain tiled private court yard.

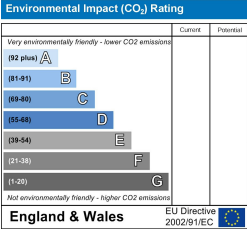
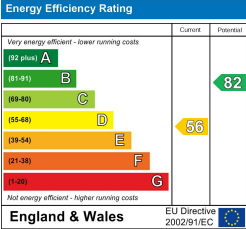
External:
To the front of the property is a driveway for a small vehicle, gated access leads to the private courtyard.

From the utility room you step out onto the balcony which overlooks the south facing garden, space for bistro table and chairs, steps lead down to a further seating area and down to the generous garden which is laid mainly to lawn, bordered by mature shrubs, plants and trees.

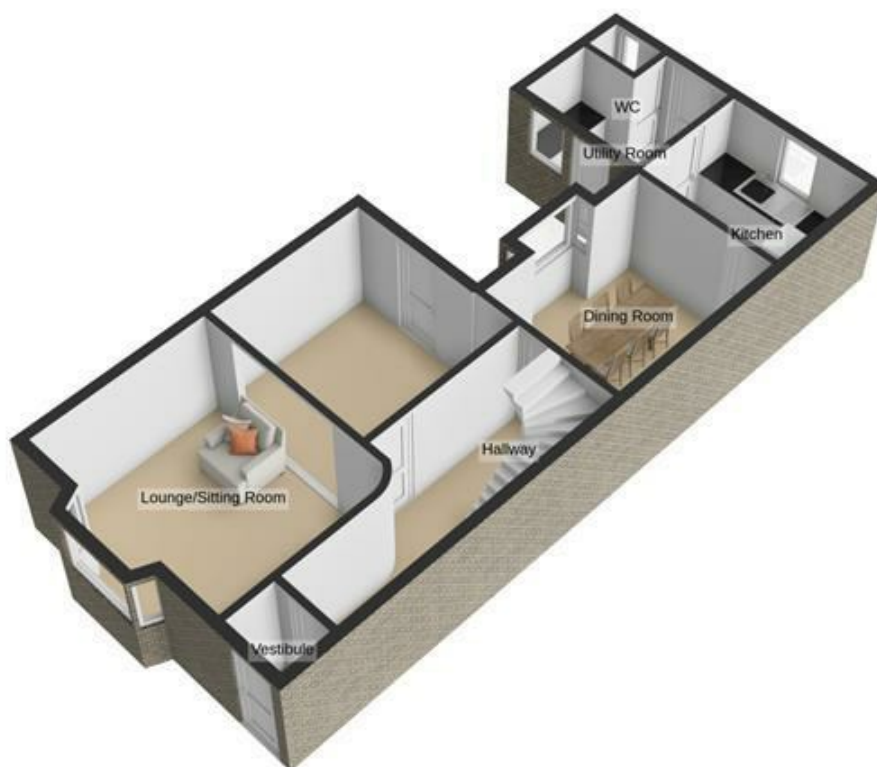
Tenure:
We are advised that the property is Freehold.

Council Tax Band:
We are advised that the property is Council Tax Band D.

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



Ground Floor



1st Floor



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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