



**40 Coedcae Road, Llanelli, SA15 1HZ**  
**£210,000**

Welcome to Coedcae Road, Llanelli, this well-presented semi-detached house offers a delightful blend of comfort and convenience. With three bedrooms and two reception rooms, this property is perfect for families or those seeking extra space. The house boasts a well-maintained interior, ensuring that you can move in with ease and start enjoying your new home right away. The layout is practical and inviting, allowing for a seamless flow between the living areas. One of the standout features of this property is its prime location. Situated close to the Trostre and Pemberton Retail Parks, residents will benefit from a variety of shopping options and dining establishments. In summary, this semi-detached house on Coedcae Road presents an excellent opportunity for those looking to settle in a vibrant and convenient part of Llanelli. With its generous living space and proximity to local amenities, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home. Energy Rating - D, Tenure - Freehold, Council Tax Band - C



## Ground Floor

### Entrance

Access via uPVC double glazed entrance door leading into:

### Entrance Hallway

Coved and textured ceiling, stairs to first floor, radiator, wood effect tiled floor, understairs storage cupboard.

### Sitting Room 12'9 (into bay) x 11'7 approx (3.89m (into bay) x 3.53m approx)

Coved and textured ceiling, two recess alcoves with shelving and storage cupboards, wood laminate floor, uPVC double glazed bay window to front, radiator.

### Lounge 17'8 x 16'0 approx (5.38m x 4.88m approx)

Coved and textured ceiling, laminate wood floor, two radiators, uPVC double glazed French Doors to rear garden, cream fireplace with attractive fire set within, uPVC double glazed window to side.

### Kitchen 13'2 x 10'3 approx (4.01m x 3.12m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, textured ceiling, part tiled walls, one and half stainless steel sink unit with mixer tap, plumbing for dishwasher, gas four ring hob with extractor hood over, electric oven, space for fridge freezer, tiled floor, radiator, space for table and chairs, uPVC double glazed window to side, uPVC double glazed window to rear.

## First Floor

### Landing

Coved and textured ceiling, access to loft space, uPVC double glazed window to side.

### Bedroom One 13'1 x 11'1 approx (3.99m x 3.38m approx)

Coved and textured ceiling, radiator, storage cupboard housing wall mounted boiler, uPVC double glazed window to front.

### Bedroom Two 13'2 x 11'2 approx (4.01m x 3.40m approx)

Coved and textured ceiling, built in wardrobes, laminate wood floor, radiator, uPVC double glazed window to front.

### Bedroom Three 5'9 x 6'1 approx (1.75m x 1.85m approx)

Coved and textured ceiling, wood laminate floor, radiator, uPVC double glazed window to front.

### Family Bathroom 9'1 x 5'11 approx (2.77m x 1.80m approx)

A white three piece suite comprising of wash hand basin set in white base unit with storage, low level W.C., bath with shower over, coved and textured ceiling, tiled walls, wall mounted towel heater, radiator, uPVC double glazed window to rear, vinyl tiled effect floor.

### External

The front of the property benefits from a front forecourt laid with attractive stones and with shrubbery, side access via a wooden gate leads to the rear enclosed garden. The rear garden is laid mainly to lawn with decked and paved areas, bordered by hedging and flowerbeds.

### Summerhouse 11'10 x 10'7 approx (3.61m x 3.23m approx)

Tiled floor, base unit with work surface, space for tumble dryer, plumbing for washing machine, space for under counter fridge, electric connected, water connected. Side storage area.

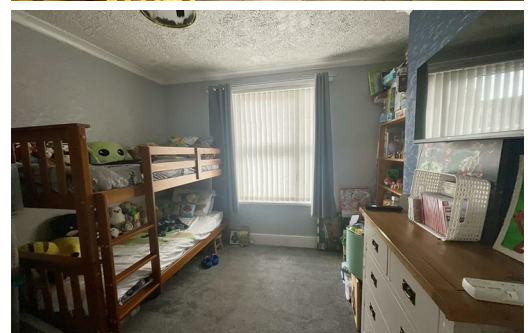
### Tenure

We are advised the tenure is Freehold

### Council Tax Band

We are advised the Council Tax Band is C

### Property Disclaimer



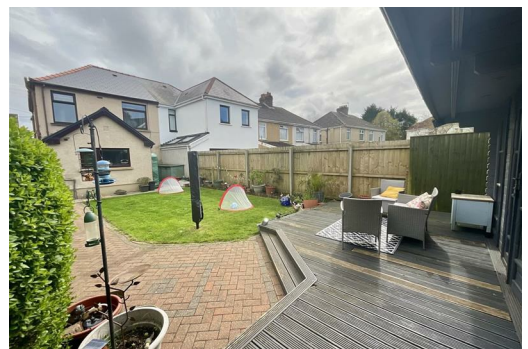
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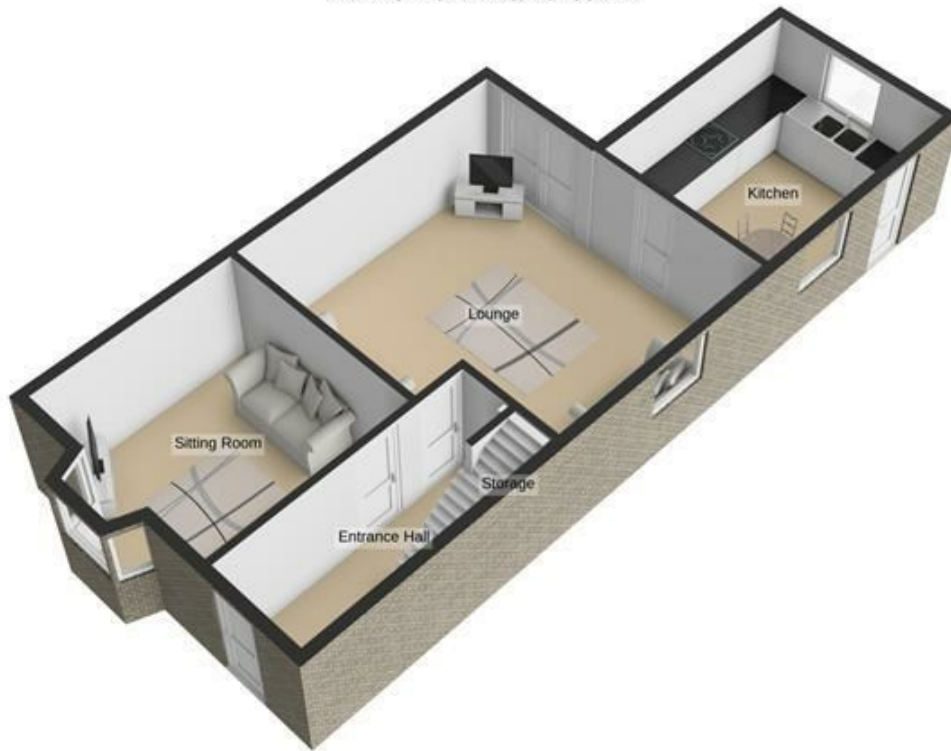
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PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot 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 <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
|  | 66        |  | 77        |
| <p>England &amp; Wales EU Directive 2002/91/EC</p>   |           | <p>England &amp; Wales EU Directive 2002/91/EC</p>   |           |

Ground Floor  
606 sq.ft. (56.3 sq.m.) approx.



1st Floor  
446 sq.ft. (41.5 sq.m.) approx.



Total Floor Area : 1052 sq.ft. (97.7 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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