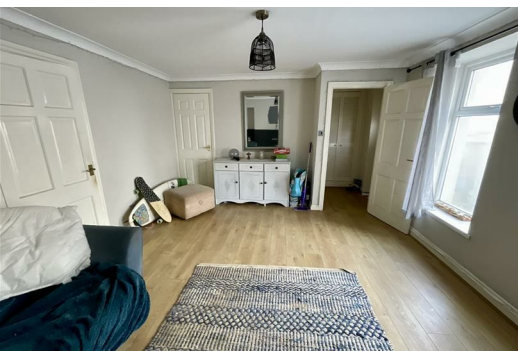




26 Panteg, Llanelli, Carmarthenshire SA15 3TE
£114,995

Nestled in the village of Felinfoel in Llanelli, this delightful terraced house presents an excellent opportunity for those first time buyers looking for their first home or those looking to downsize. The property offers three bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house features an upstairs bathroom, ensuring practicality for everyday living. With its traditional terraced design, this property offers both character and functionality. Situated in a friendly neighbourhood, residents will benefit from local amenities and transport links, enhancing the overall appeal of this lovely home. Whether you are looking to enjoy the vibrant community or simply seeking a peaceful retreat, this property in Panteg is sure to meet your needs. Do not miss the chance to make this charming house your new home. EPC D, Tenure Freehold, Council Tax Band: B.



Entrance:

Via uPVC entrance door into:

Hallway:

Smooth and coved ceiling, storage cupboard, stairs to first floor, door into:

Lounge: 14'1 x 12'3 approx (4.29m x 3.73m approx)

Smooth and coved ceiling, two uPVC double glazed windows to front, radiator, laminate floor, recess alcoves, door into:

Kitchen: 17'9 x 6'5 approx (5.41m x 1.96m approx)

Smooth and beamed ceiling, two uPVC double glazed windows to rear, uPVC door to rear, radiator, part tiled walls, tiled floor, range of wall and base units with complimentary work surfaces over, four ring gas hob with extractor fan, integrated electric oven, one and a half stainless steel sink unit with mixer taps, space for washing machine, space for table and chairs.

Landing:

Smooth ceiling, access to loft, storage cupboard housing wall mounted boiler,

Bedroom One: 12'3 x max x 9'2 approx (3.73m x max x 2.79m approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator,

Bedroom Two: 12'4 max x 6'5 min approx (3.76m max x 1.96m min approx)

Smooth and coved ceiling, uPVC double glazed window to rear, velux window radiator,

Bedroom Three: 9 x 9 max (3'5 min) (2.74m x 2.74m max (1.04m min))

Smooth and coved ceiling, uPVC double glazed window to front, radiator,

Bathroom: 6'3 x 5'4 approx (1.91m x 1.63m approx)

Smooth ceiling, velux window , tiled walls, radiator, linoleum flooring, low level W.C, pedestal wash hand basin, bath with shower over.

External:

To the rear of the property are steps leading down to a good size rear garden. (There is a right of way between the neighbouring properties)

Tenure:

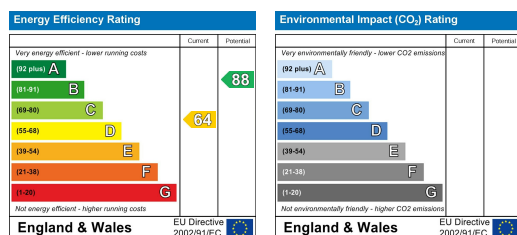
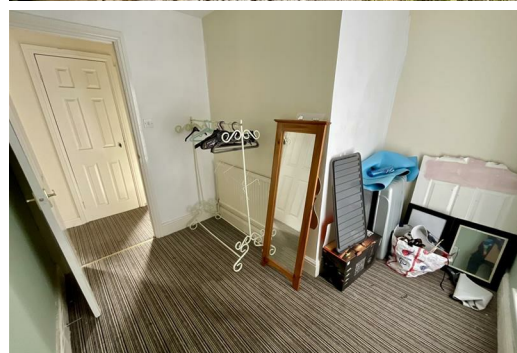
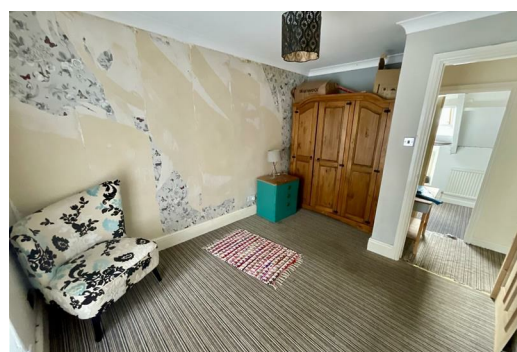
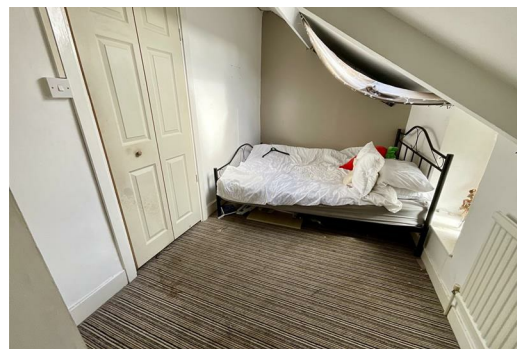
We have been advised that the property is Freehold.

Council Tax Band:

We are advised that 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



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Tel: 01554 758123

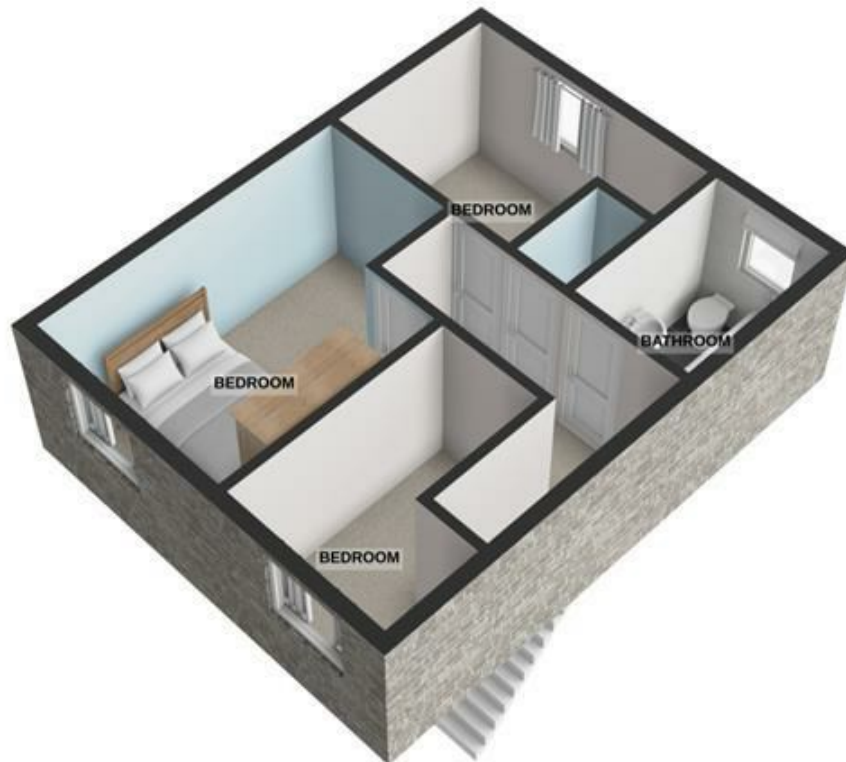
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GROUND FLOOR



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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