



9 Pemberton Road, Llanelli, SA14 9BG
£144,995

An excellent opportunity to purchase this delightful terraced house which offers a perfect blend of comfort and convenience. With two reception rooms, kitchen, utility room and downstairs cloakroom and three bedrooms and upstairs bathroom, the property provides ample space for family living or accommodating guests and caters to the needs of a busy household. One of the standout features of this property is the parking space available for up to three vehicles, a rare find in this area, making it exceptionally convenient for families or those with multiple cars. Situated in a friendly neighbourhood, this home is close to local amenities, schools, and retail parks, making it an excellent choice for families or anyone looking to enjoy the vibrant community of Llanelli. With its appealing layout and practical features, this terraced house is a wonderful opportunity for those seeking a comfortable and stylish living space. Don't miss the chance to make this lovely property your new home. **VIEWING HIGHLY RECOMMENDED. IDEAL FOR FIRST TIME BUYER.** Energy Rating - D. Council Tax Band - C. Tenure - Freehold. NO CHAIN



Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Smooth ceiling, radiator, stairs to first floor, smoke detector

Reception Room One 14'3" x 10'0" approx (4.36 x 3.06 approx)

Smooth ceiling, uPVC double glazed window to front, radiator, two recess alcoves with storage cupboards.



Reception Room Two 11'9" x 14'7" approx (3.60 x 4.45 approx)

Smooth ceiling, uPVC double glazed window to rear, two recess alcoves, radiator, grey laminate floor, two under stairs storage cupboards.

Kitchen 12'1" x 8'11" approx (3.70 x 2.73 approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, uPVC double glazed window to side, space for fridge freezer, radiator, one and half sink unit with mixer tap, vinyl floor, electric hob with extractor hood over, electric oven, uPVC double glazed entrance door to rear garden.

Inner Hall

Smooth ceiling, uPVC double glazed window to side, vinyl floor.



Utility Room

Smooth ceiling, panelled walls, base unit with plumbing for washing machine, space for fridge freezer, space for tumble dryer, vinyl floor, wall mounted boiler, uPVC double glazed window to rear.

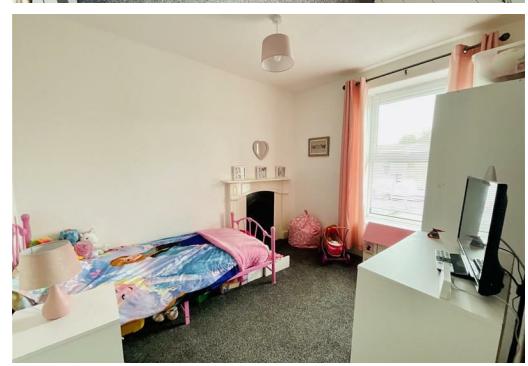
W.C.

Smooth ceiling, panelled walls, low level W.C., uPVC double glazed window to side, vinyl floor.

First Floor

Landing

Smooth ceiling, smoke detector, radiator.



Bedroom One 12'9" x 9'6" approx (3.90 x 2.91 approx)

Smooth ceiling, uPVC double glazed window to side, radiator.

Bedroom Two 9'0" x 11'3" approx (2.76 x 3.45 approx)

Feature fireplace, uPVC double glazed window to front, radiator.

Bedroom Three 10'2" x 10'4" approx (3.10 x 3.15 approx)

uPVC double glazed window to rear, radiator.



Family Bathroom 7'1" x 7'3" approx (2.18 x 2.22 approx)

A three piece suite comprising of low level W.C. wash hand basin set in vanity unit, bath with shower over, tiled effect vinyl floor, radiator, part grey panelled walls, uPVC double glazed window to front.

External

The rear garden is laid with decking, leading to a gravelled area and on to the detached Garage and rear access to off Road Parking Area.

Garage 17'10" x 11'2" approx (5.45 x 3.42 approx)

With electric roller door.



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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	
(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	

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

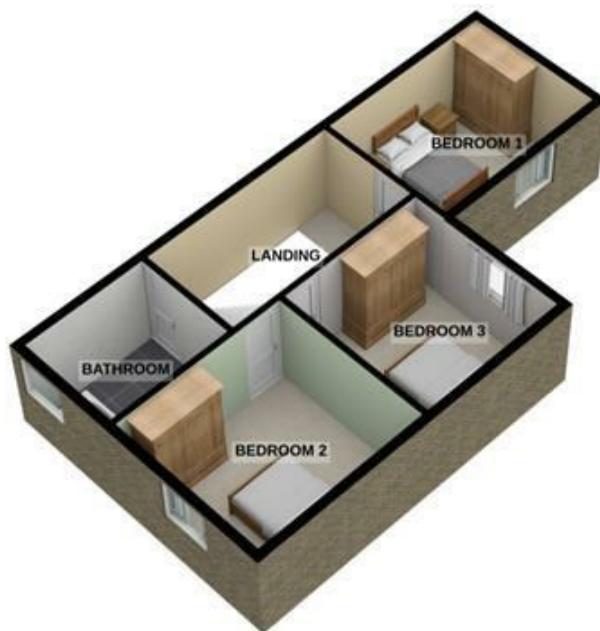
E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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