



18 College Hill, Llanelli, Carmarthenshire SA15 1EN Offers In The Region Of £229,995

Welcome to College Hill, Llanelli, a three bedroom mid terraced house offering a perfect blend of comfort and convenience. The two reception rooms provide ample room for relaxation and entertaining, making it a welcoming home for both family gatherings and social occasions. A notable feature of this property is the double garage, providing secure parking and additional storage space, a rare find in terraced homes. Location is key, and this property does not disappoint. Situated close to Llanelli Town Centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. For those who appreciate retail therapy, both Trostre and Pemberton Retail Parks are just a short drive away, offering a wide range of shopping options. Families will also benefit from the proximity to local primary and secondary schools, making the morning school run a breeze. This home is not just a place to live; it is a gateway to a vibrant community with everything you need right on your doorstep. In summary, this terraced house on College Hill is a fantastic opportunity for anyone looking to settle in Llanelli. With its spacious living areas, convenient location, and family-friendly features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home. Energy Rating - D, Tenure - We are advised is Freehold, Council Tax - We are advised is D.



Ground Floor

Entrance

Access via entrance door leading into:

Vestibule

Coved and smooth ceiling, dado rail, original tiled floor, half glazed interior door into:

Entrance Hallway

Smooth ceiling, radiator, stairs to first floor, oak wood floor, under stairs storage cupboard.

Lounge with Dining Area 25'6 (into bay) x 13'3 approx (7.77m (into bay) x 4.04m approx)

Coved and smooth ceiling, oak wood floor, gas coal effect fire set in attractive fire surround and tiled hearth, two radiators, two recess alcoves, uPVC double glazed bay window to front, uPVC double glazed window to rear.

Sitting Room 15'11 x 10'9 approx (4.85m x 3.28m approx)

Coved and smooth ceiling, picture rail, feature fire set in attractive fire surround and tiled hearth, oak wood floor, recess alcove with shelving and storage cupboard, uPVC double glazed french doors to side.

Kitchen 11'8 x 10'5 approx (3.56m x 3.18m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, smooth ceiling, wall mounted BAXI boiler, one and half stainless steel sink unit with mixer tap, space for fridge freezer, part tiled walls, plumbing for washing machine, space for cooker, extractor hood, tiled floor, radiator, uPVC double glazed window to rear.

Inner Hall

Smooth ceiling, tiled floor, entrance door to rear garden.

Cloakroom

A two piece suite comprising of low level W.C., wall mounted wash hand basin, smooth ceiling, tiled floor, part tiled walls, uPVC double glazed window to side.

First Floor

Landing

Split landing, dado rail, radiator, textured ceiling, access to loft space, storage cupboard with shelving and hanging rail.

Bedroom One 16'8 x 11'6 approx (5.08m x 3.51m approx)

Smooth ceiling, radiator, two uPVC double glazed windows to front.

Bedroom Two 12'0 x 10'6 approx (3.66m x 3.20m approx)

Textured ceiling, laminate wood floor, radiator, uPVC double glazed window to rear.

Bedroom Three 10'8 x 10'4 approx (3.25m x 3.15m approx)

Smooth ceiling, uPVC double glazed window to rear, picture rail, laminate wood floor, radiator.

Family Bathroom 7'6 x 8'2 approx (2.29m x 2.49m approx)

A three piece suite comprising of bath with shower over, low level W.C., pedestal wash hand basin, textured ceiling, spotlights, part tongue and groove walls, part tiled walls, vinyl tiled effect floor, radiator, uPVC double glazed with obscure glass window to side.

External

The front of the property benefits from a forecourt area which is laid with attractive gravelled stones and mature shrubs. The side of the property has a gravelled and seating area and leads to the rear enclosed garden with benefits from a paved area, steps lead to a further paved area and bordered with raised flowerbeds and mature shrubs. External tap.



35 Thomas Street, Llanelli, SA15 3JE

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Garage 19'11 x 15'1 approx (6.07m x 4.60m approx)

With electric roller door, electric connected.

Tenure

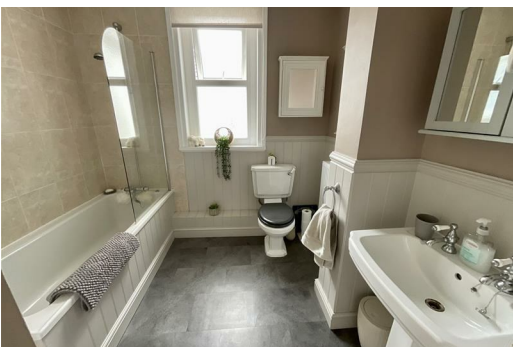
We are advised is Freehold

Council Tax Band

We are advised the council tax band is 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

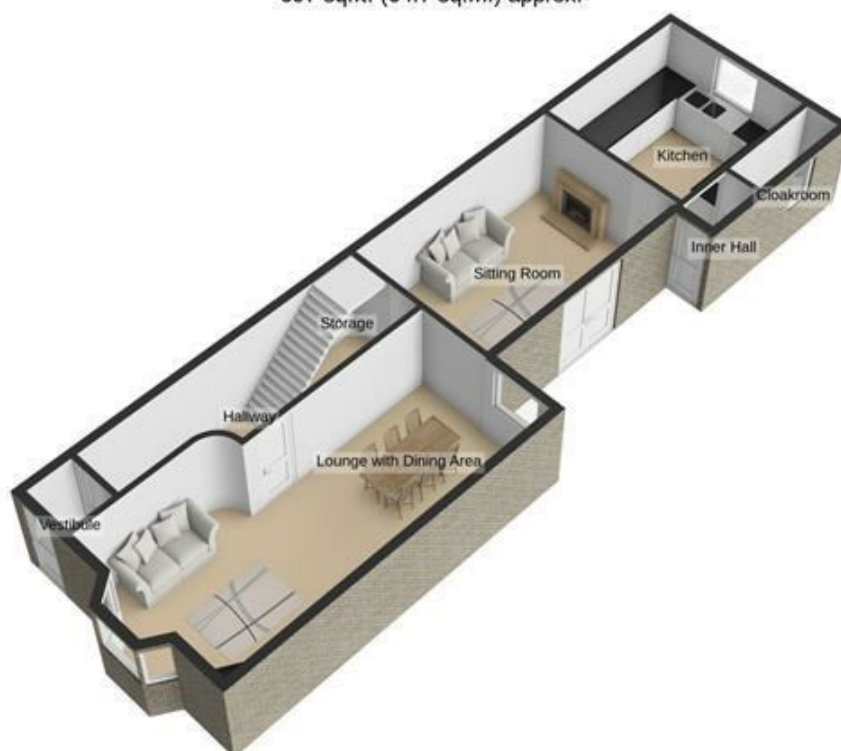
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Ground Floor
697 sq.ft. (64.7 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



Total Floor Area : 1272 sq.ft. (118.2 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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