



**4 Stewart Street, Llanelli, Carmarthenshire SA15 3EW**  
**£189,995**

Located on Stewart Street in Llanelli, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones. The semi-detached design offers a sense of privacy while still being part of a friendly neighbourhood, making it an appealing choice for those seeking a community atmosphere. With its combination of space, location, and potential, this semi-detached house on Stewart Street is a wonderful opportunity for anyone looking to settle in Llanelli. Do not miss the chance to make this charming property your new home. Energy Rating - D, Council Tax Band - C, Tenure - Freehold.



Ground Floor

Entrance Porch

Smooth ceiling, uPVC double glazed windows and door, tiled floor, door leading into:

Entrance Hallway

Coved and smooth ceiling, smoke alarm, radiator with lattice cover, oak wooden flooring, under stairs storage cupboard, stairs to first floor

Lounge with Dining Area 26'6" x 14'4" ( max ) 9'10" ( min ) ( 8.08m x 4.39m ( max ) 3.02m ( min ) )

Smooth and coved ceiling with spotlights, uPVC double glazed window to front, two radiators, oak wood flooring, four alcove recesses, wall mounted electric fire, french doors leading into:

Kitchen with Breakfast Area 10'0" x 17'5" approx ( 3.07m x 5.31m approx )

Smooth ceiling with spotlights, two velux windows, uPVC double glazed windows to side and rear, uPVC double glazed patio doors to side part tiled walls, tiled floor. Attractive and modern kitchen with a range of wall and base units with complimentary work surface over, one and a half stainless steel sink unit with mixer taps, 4 ring induction hob with extractor fan over, electric double oven, space for washing machine, space for fridge freezer, dining area for table and chairs.

First Floor

Landing

Coved and smooth ceiling, smoke detector, access to loft.

Bedroom One 12'2" x 9'10" approx ( 3.71m x 3.02m approx )

Coved and smooth ceiling, uPVC double glazed window to front, radiator, spotlights, fitted wardrobes

Bedroom Two 12'2" x 9'10" approx ( 3.71m x 3.02m approx )

Coved and smooth ceiling, spotlights, uPVC double glazed window to rear, radiator, two recess alcoves.

Bedroom Three 9'1" ( max ) 6'3" ( min ) x 6'3" approx ( 2.77m ( max ) 1.93m ( min ) x 1.91m approx )

Coved and smooth ceiling, spotlights, uPVC double glazed window to front, radiator.

Family Bathroom 7'10" x 6'3" approx ( 2.41m x 1.91m approx )

Coved and smooth ceiling with spotlights, obscured uPVC double glazed window to rear, wall mounted towel heater, part tiled walls, tiled floor, three piece suite comprising of wash hand basin and low level W.C set in a vanity unit, bath with shower over.

External

To the front of the property is a forecourt, laid with gravell and slabs which lead to pedestrian side access to the rear garden. The rear enclosed garden is laid to lawn, Storage Shed

Council Tax Band

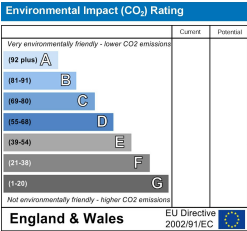
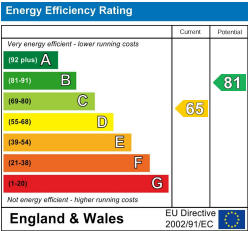
We are advised that the Council Tax Band is C

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



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GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 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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