



1 Tir Newydd, Llanelli, SA14 9DJ £145,000

Welcome to Tir Newydd, Llwynhendy, a semi-detached house which presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, creating a warm and welcoming atmosphere. With two bedrooms, this residence offers ample space for a small family or individuals looking for extra room. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively. One of the standout features of this property is its lack of a chain, allowing for a smoother and more straightforward purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays. In summary, this semi-detached house in Tir Newydd is a fantastic opportunity for first-time buyers looking to establish themselves in a welcoming community. With its appealing features and convenient location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home. Energy Rating - D, Council Tax Band - We are advised the council tax band is B, Tenure - We are advised the tenure is Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Porch

uPVC double glazed windows, tiled floor, radiator, uPVC double glazed entrance door into:

Lounge 13'5 x 15'8 approx (4.09m x 4.78m approx)

Coved and textured ceiling, laminate wood floor, stairs to first floor, radiator, storage cupboard housing wall mounted boiler, uPVC double glazed window to front.



Kitchen 16'0 x 8'5 approx (4.88m x 2.57m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, textured ceiling, part tiled walls, tiled floor, one and half stainless steel sink unit with mixer tap, gas four ring hob, electric oven, plumbing for washing machine, space for table and chairs, radiator, integrated fridge, uPVC double glazed windows to side and rear, uPVC double glazed entrance door to rear porch.

Rear Porch

uPVC double glazed window, electric connected, uPVC double glazed entrance door to rear garden.



First Floor

Landing

Textured ceiling, radiator, access to loft space, uPVC double glazed window to side, storage cupboard with shelving and radiator.

Bedroom One 12'4 (excluding wardrobes) x 10'0 approx (3.76m (excluding wardrobes) x 3.05m approx)

Coved and textured ceiling, radiator, laminate wood floor, built in wardrobes with sliding mirrored doors.



Bedroom Two 9'3 (excluding wardrobes) x 8'9 approx (2.82m (excluding wardrobes) x 2.67m approx)

Coved and textured ceiling, radiator, laminate wood floor, built in wardrobes with sliding mirrored doors, uPVC double glazed window to rear.

Bathroom 6'11 x 6'2 approx (2.11m x 1.88m approx)

A three piece suite comprising of bath with shower over, wash hand basin and low level W.C., set in wood unit, smooth ceiling, tiled walls, laminate tiled effect floor, wall mounted towel heater, uPVC double glazed window to rear.



External

The front of the property is laid to lawn with side driveway which provides Off Road Parking for Several Vehicles. Side wooden gate leads to the enclosed rear garden. The rear garden is laid to lawn with various shrubs. Storage Shed. External Tap.

Council Tax Band

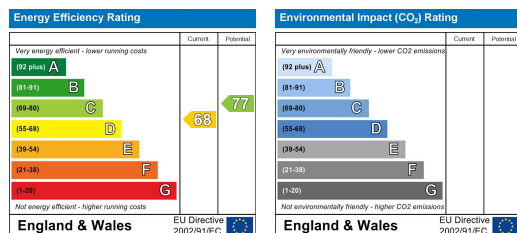
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Property Disclaimer

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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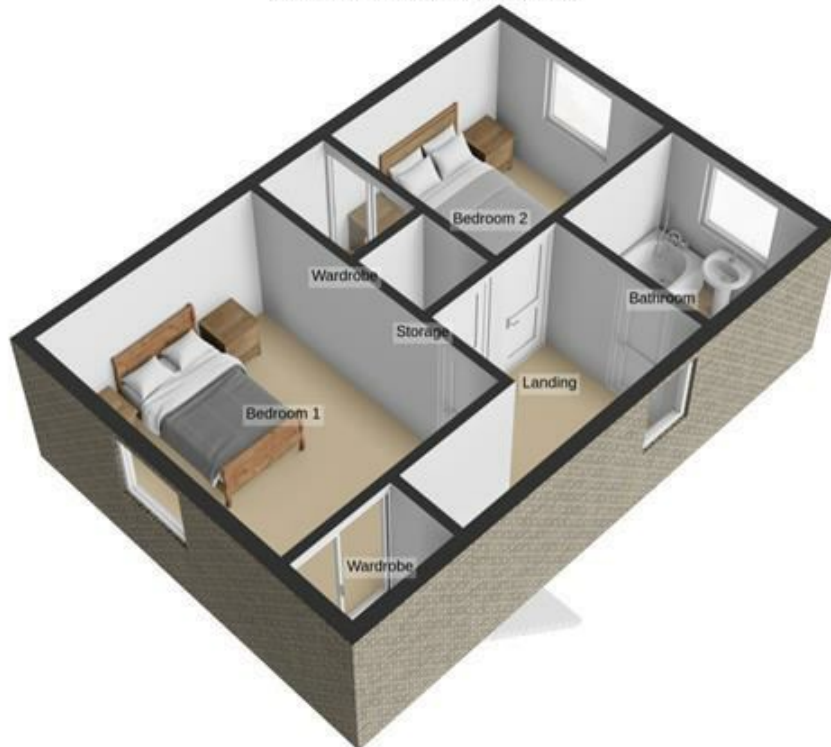
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Ground Floor
390 sq.ft. (36.2 sq.m.) approx.



1st Floor
356 sq.ft. (33.1 sq.m.) approx.



Total Floor Area : 746 sq.ft. (69.3 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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