



30 Trostre Road, Llanelli, Carmarthenshire SA15 1JY
£99,995

An Excellent Opportunity to purchase a THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF REFURBISHMENT close to Trostre Retail Park, local Primary and Comprehensive Schools. The Accommodation comprises of Entrance Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms and Shower Room. Externally the property has front and rear garden. NO CHAIN. Energy Rating - G



Ground Floor

Entrance

Access uPVC double glazed entrance door leading into:

Entrance Hall

Smoke detector, stairs to first floor, B.T point.

Lounge 14'4 x 12'6 approx (4.37m x 3.81m approx)

Coved ceiling, uPVC double glazed bay window to front, tiled fireplace with gas fire set within, double doors lead into:

Dining Room 10'7 x 8'1 approx (3.23m x 2.46m approx)

Coved ceiling, uPVC double glazed window to rear.

Kitchen 8'6 x 9'2 approx (2.59m x 2.79m approx)

Comprising of wall and base units with work surface over, part tiled walls, space for cooker, plumbing for washing machine, storage cupboard with shelving, storage cupboard, uPVC double glazed window to rear, entrance door leading to rear garden.

First Floor

Landing

Access to loft space, uPVC double glazed window to side.

Shower Room

A three piece suite comprising of electric shower in shower enclosure, wall mounted wash hand basin, low level W.C., coved ceiling, uPVC double glazed window to rear, uPVC double glazed window to side.

Bedroom One 12'8 x 13'0 approx (3.86m x 3.96m approx)

uPVC double glazed window to front.

Bedroom Two 10'8 x 9'5 approx (3.25m x 2.87m approx)

uPVC double glazed window to rear, airing cupboard with shelving.

Bedroom Three 8'8 x 8'3 approx (2.64m x 2.51m approx)

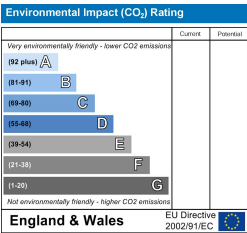
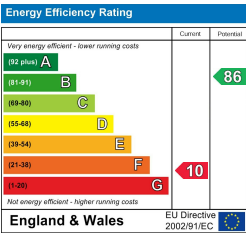
Coved ceiling, uPVC double glazed window to front.

External

The front of the property is laid to lawn with side pedestrian access to the rear garden. The rear garden is laid mainly to lawn with patio area. Storage Shed.

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



GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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