



## 52 Lower Trostre Road, Llanelli, SA15 2DY £144,995

Welcome to Lower Trostre Road located in Llanelli, this terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. With three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or hosting friends. The house boasts three bedrooms, providing plenty of room for rest and privacy.

This home is conveniently located near local amenities, and schools.

This charming home on Lower Trostre Road is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is a fantastic opportunity for those looking to step onto the property ladder. Do not miss the chance to make this lovely house your new home. Energy Rating C, Tenure - Freehold, Council Tax Band B





Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Smooth ceiling, half glazed interior door leading into:

Entrance Hall with Lounge Area 22'4 x 16'9 approx (6.81m x 5.11m approx)

Smooth ceiling, two radiators, two recess alcoves, uPVC double glazed window to front, stairs to first floor, under stairs storage cupboard.

Sitting Room 11'1 x 10'7 approx (3.38m x 3.23m approx)

Smooth ceiling, two recess alcoves, radiator, uPVC double glazed window to rear.

Dining Room 12'5 x 8'7 approx (3.78m x 2.62m approx)

Smooth ceiling, radiator, uPVC double glazed window to side, B.T open reach point.

Cloakroom

A white two piece suite comprising of low level W.C., wash hand basin, coved and smooth ceiling, extractor fan, grey vinyl floor, part tiled walls.

Kitchen 14'3 x 9'7 approx (4.34m x 2.92m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, part tiled walls, grey four ring gas hob with extractor hood over, electric oven, space for fridge freezer, plumbing for washing machine, grey vinyl floor, single stainless steel sink, radiator, uPVC double glazed window to rear, uPVC double glazed glass doors lead to the rear garden.

First Floor

Landing

Smooth ceiling, access to loft space.

Bedroom One 12'3 x 11'1 approx (3.73m x 3.38m approx)

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

Bedroom Two 11'6 x 9'4 approx (3.51m x 2.84m approx)

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

Bedroom Three 9'7 x 6'2 approx (2.92m x 1.88m approx)

Smooth ceiling, uPVC double glazed window to front.

Family Bathroom 13'3 x 9'0 approx (4.04m x 2.74m approx)

A four piece suite comprising of panelled bath, shower in separate shower enclosure, low level W.C., smooth ceiling, part tiled walls, wall mounted towel heater, grey vinyl floor, uPVC double glazed window to rear, two velux windows, storage cupboard housing wall mounted boiler.

External

The front of the property benefits from a front forecourt. The rear garden is laid with gravelled stones with Storage Area and Storage Shed with electric, Double wooden gates lead to the rear lane which has potential for Off Road Parking.

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		87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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