



58 Trinity road, Llanelli, Carmarthenshire SA15 2AD £150,000

Welcome to Trinity Road in Llanelli, this delightful terraced house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests. The house boasts a modern bathroom and kitchen, with the added bonus of a downstairs cloakroom and being well presented throughout, the interior is designed to maximise space and light, creating a warm and inviting atmosphere throughout. One of the standout features of this property is the parking space available for two vehicles, at the rear of the property, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for residents and visitors alike. Situated in a vibrant community, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to settle down or invest, this property on Trinity Road presents a wonderful opportunity to enjoy comfortable living in Llanelli. EPC: C , Tenure Freehold: Council Tax Band: B.



Entrance:

Via uPVC entrance door into:

Entrance Hallway:

Smooth ceiling, radiator, laminate flooring , understairs storage area, doors into:

Lounge: 12'6 x 12'2 approx (3.81m x 3.71m approx)

Smooth ceiling, uPVC double glazed window to front, radiator, laminate flooring, recess alcoves.

Kitchen: 11' x 10'9 approx (3.35m x 3.28m approx)

Smooth ceiling, uPVC double glazed window to rear, part tiled walls, wall mounted vertical radiator, laminate flooring. A modern kitchen with a range of wall and base units with complimentary work surfaces over. Integrated electric oven and induction hob with extractor fan over, stainless steel sink unit with mixer tap and drainer, door into:

Utility Area: 10'2 (max) x 6'5 (max) (3.10m (max) x 1.96m (max))

Smooth ceiling, uPVC double glazed door to rear, laminate flooring, space and plumbing for washing machine and fridge freezer, door into:

Cloakroom: 5'9 x 3'2 approx (1.75m x 0.97m approx)

Smooth ceiling, laminate flooring, low level W.C, wall mounted sink unit.

First Floor:

Landing:

Smooth ceiling, access to loft.

Bedroom One: 11'6 x 11'4 approx (3.51m x 3.45m approx)

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

Bedroom Two: 11'4 x 11'3 approx (3.45m x 3.43m approx)

Smooth ceiling, uPVC double glazed window to rear, radiator, airing cupboard housing wall mounted boiler.

Bedroom Three: 7'3 x 7'3 approx (2.21m x 2.21m approx)

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

Bathroom: 7'7 x 7'2 approx (2.31m x 2.18m approx)

Smooth ceiling, uPVC obscured double glazed window to rear, tiled walls, wall mounted vertical radiator, tiled floor. Three piece suite comprising of low level W.C, wash hand basin set on vanity unit, bath with shower over.

External:

To the front of the property is a forecourt. To the rear of the property is a good size garden with a decked area, lawned area and gravelled area offering parking for a couple of vehicles, gated vehicular access.

Tenure:

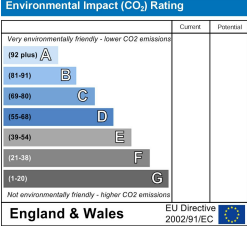
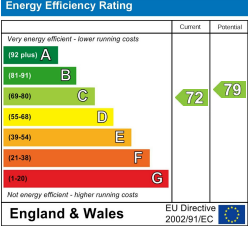
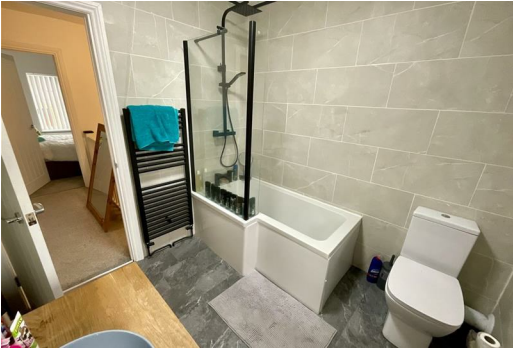
We are advised that the property is Freehold.

Council Tax Band:

We are advised that the council tax is Band B.

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



1ST FLOOR



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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