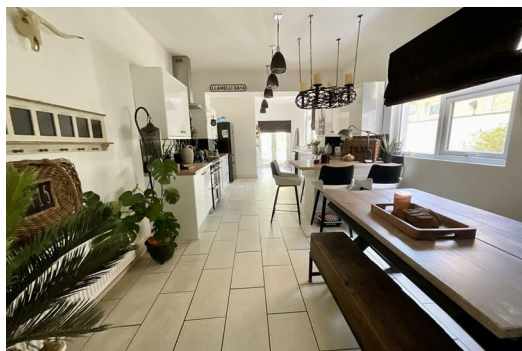




## 19 Trinity Road, Llanelli, Carmarthenshire SA15 2AB £164,000

Welcome to Trinity Road, Llanelli, a well presented mid terraced house offering a perfect blend of comfort and convenience. With two reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The house boasts four bedrooms, providing ample space for families or those looking to accommodate guests. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings. This home is close to local amenities, and Llanelli Train Station, making it an excellent choice for families and professionals alike. This terraced house on Trinity Road is not just a property; it is a place where memories can be made. With its appealing features, it presents a wonderful opportunity for anyone looking to settle in Llanelli. Do not miss the chance to make this charming house your new home. Energy Rating - E, Tenure - We are advised is Freehold, Council Tax Band - We are advised is C.



## Ground Floor

### Entrance

Access via composite entrance door leading into:

### Vestibule

Coved and smooth ceiling, half glazed interior door leading into:

### Entrance Hallway

Smooth ceiling, radiator, original tiled floor, stairs to first floor, under stairs storage cupboard.

### Sitting Room 13'2 x 10'8 approx (4.01m x 3.25m approx)

Coved and smooth ceiling, white tiled fire surround, two recess alcoves, radiator, uPVC double glazed window to front.

### Lounge 12'7 x 10'5 approx (3.84m x 3.18m approx)

Coved and smooth ceiling, white fire surround, radiator, two recess alcoves with storage cupboards, uPVC double glazed window to rear.

### Kitchen and Breakfast Area 31'7 x 11'4 approx (9.63m x 3.45m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, space for range style cooker, extractor hood, space for fridge/freezer, plumbing for dishwasher, space for table and chairs, all mounted boiler, two uPVC double glazed windows to side, part tiled walls, tiled floor, radiator, uPVC double glazed entrance door to garden, uPVC double glazed French Doors to rear garden.

### Utility Area

Smooth ceiling, tiled floor, plumbing for washing machine, space for tumble dryer, door into:

### Wet Room

Shower, wall mounted wash hand basin, low level W.C., wall mounted towel heater, tiled walls, extractor fan.

## First Floor

### Landing

Smooth ceiling, access to loft space, storage cupboard.

### Bedroom One 11'0 x 11'2 approx (3.35m x 3.40m approx)

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

### Bedroom Two 11'0 x 12'4 approx (3.35m x 3.76m approx)

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

### Bedroom Three 10'11 x 11'2 approx (3.33m x 3.40m approx)

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

### Bedroom Four 7'8 x 6'1 approx (2.34m x 1.85m approx)

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

### Family Bathroom 10'5 x 5'4 approx (3.18m x 1.63m approx)

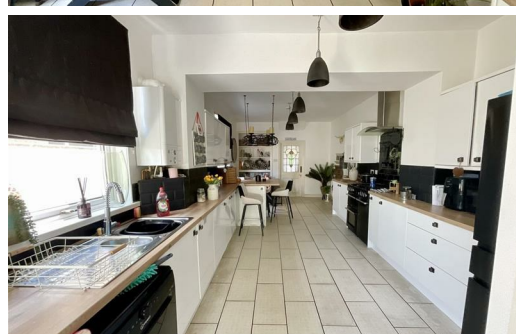
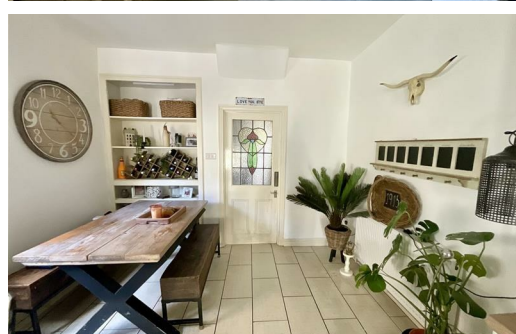
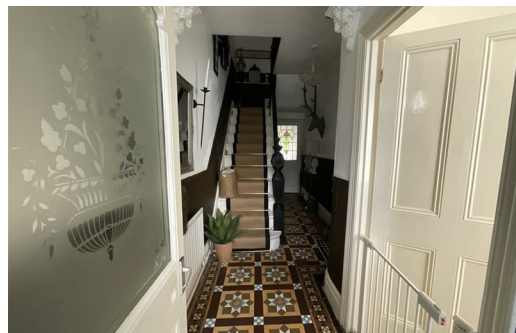
A four piece suite comprising of freestanding claw style bath, low level W.C., wash hand basin, double shower enclosure, smooth ceiling, respatex walls, tiled effect vinyl floor, wall mounted towel heater, uPVC double glazed window to side.

### External

The front of the property benefits from a paved forecourt. The rear enclosed garden is paved with a variety of shrubs. Garage

### Tenure

We are advised the tenure is Freehold



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

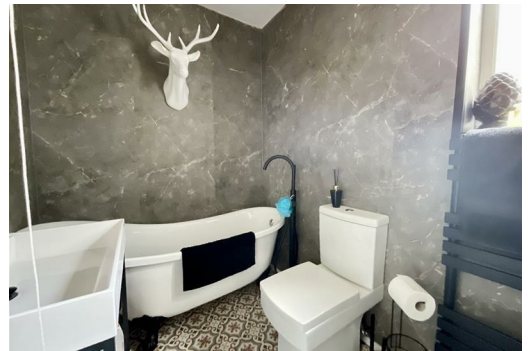
[www.willow-estates.com](http://www.willow-estates.com)

## Council Tax Band

We are advised the Council Tax Band 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**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>83</b>	(92 plus) <b>A</b>	<b>G</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

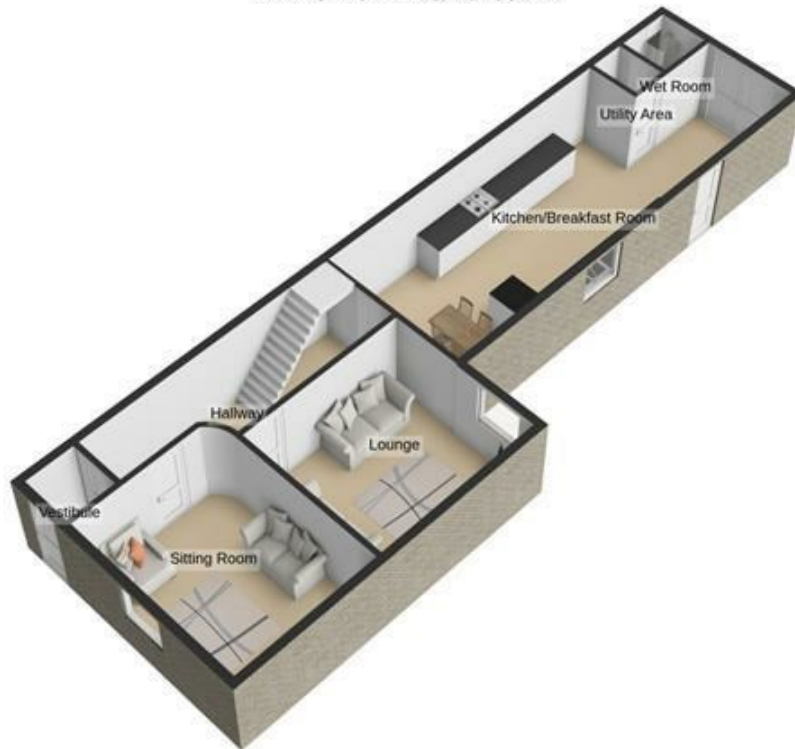
35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)

Ground Floor  
760 sq.ft. (70.6 sq.m.) approx.



1st Floor  
622 sq.ft. (57.8 sq.m.) approx.



Total Floor Area : 1382 sq.ft. (128.4 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.  
Made with Metropix © 2026

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)