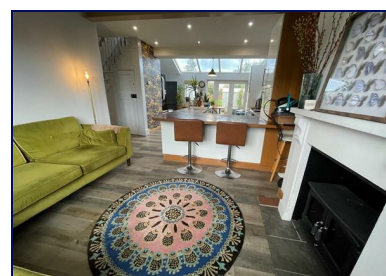
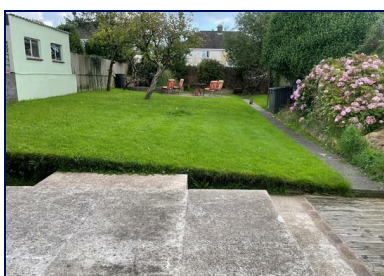


80 Trallwm Road, Llanelli, Carmarthenshire, SA14 9ES



Offers in the region of £249,995



Stylishly modernised living in this three bedroom semi-detached house with a large family garden to rear. The property has a full shower room to ground floor, bathroom to first floor and additional shower room in the annexe space attached to the rear. Under floor heating to ground floor.

The open plan living kitchen dining room with its light glazed roof space to rear, is such a lovely space. Local schools, local shop at the end of the road, commuting links. The outside space is laid largely to lawn with pond and seating areas. The annexe can come in handy for family or working from home. There is no onward buying chain.

EPC: C Square Metres: 103 Council Tax Band: C

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RICS



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PROTECTED

Entrance Hallway

Stairs to first floor, under floor heating to ground floor, wall mounted consumer unit, part panelled wall detailing going up stairs.



Downstairs Shower Room

Walk in shower, twin basins, feature vanity unit, wc, heated towel rail, spot lights to ceiling, part tiled walls, tiled floor. Inset shelves.



Sitting Room

11'6 x 11'6 (3.51m x 3.51m)

Window facing front, alcoves, brick feature fireplace, spot lights to alcoves.



Open Plan Living Kitchen Dining

24'6 x 14'2 (7.47m x 4.32m)

Front living room area, window to front, alcoves, fireplace, inset, log burner.

Kitchen dining area, partial sloping glazed ceiling to rear, door to rear lobby, window to rear, door and glazed panels to rear garden, island/breakfast bar, wall units and larder unit, worktop, sink, cooking range, space for fridge freezer, space for dishwasher.

Dining seating area to rear looking out to garden.



Rear Lobby

Sloping ceiling, door to rear, door into utility room.



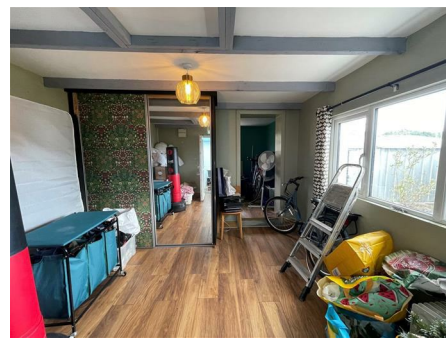
Utility

Space for washing machine, space for tumble dryer.

Annexe Area

Main living area, window to side, mirrored cupboard.

Rear bedroom, window to rear, door into shower room.



Annexe Bathroom

Walk in shower, wash hand basin, wc.



FIRST FLOOR

Landing

Window facing rear. Loft access. Spot lights.



Bedroom 1

12'10 x 11'6 (3.91m x 3.51m)

Window facing front, radiator.



Bedroom 2

36'1"19'8" x 36'1"19'8" (11'6 x 11'6)

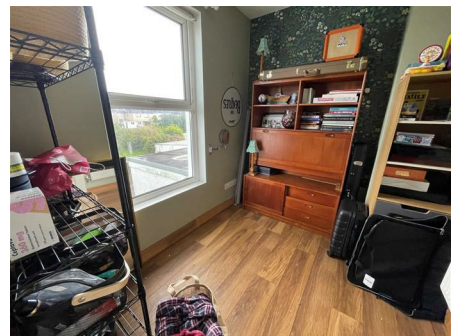
Window facing front, alcoves, radiator, fireplace.



Bedroom 3

8'9 x 7'3 (2.67m x 2.21m)

Window to rear, radiator.



Bathroom

Window to side, bath, wc, vanity housed wash hand basin, heated towel rail, part tiled walls.



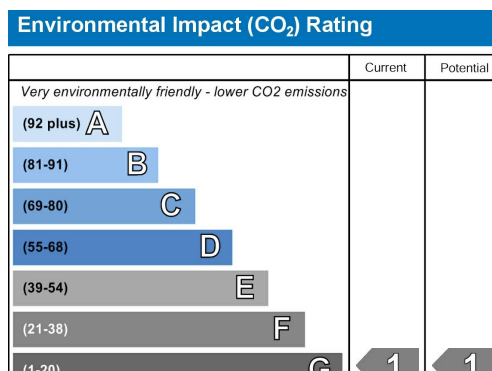
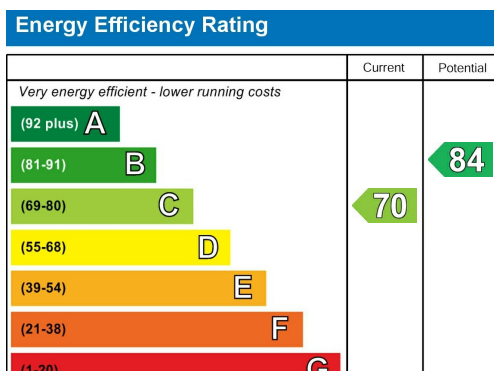
Externally

Patio area, expanse of lawn, walled and fenced in, rear patio, pond, mature planting.



Services

Advised all mains. Wide angled lens has been used on occasion.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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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