



74 Trallwm Road, Llanelli, SA14 9ES

£249,950

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Davies
CRADDOCK

Welcome to Trallwm Road, Llanelli - a charming location that could be the perfect setting for your new home! This delightful detached house offers not just one, but two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make lasting memories.

Situated in a convenient area, this property boasts easy access to local schools, making the morning school run a breeze. The off-road parking adds a touch of convenience to your daily routine, ensuring you never have to worry about finding a parking spot after a long day.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a place with good amenities nearby, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home sweet home in the heart of Llanelli.

Entrance
Door into;

Hallway
Stairs to first floor, laminate flooring, radiator.

Cloakroom
Window to side, tiled flooring, W/C, wash hand basin, radiator.

Sitting Room
15'9" x 11'2" approx (4.81 x 3.42 approx)
Bay window to fore, laminate flooring, radiator.





Lounge

15'3" x 12'7" approx (4.66 x 3.86 approx)
Bay window to fore, laminate flooring, radiator.

Kitchen

12'2" x 12'2" approx (3.72 x 3.71 approx)
Window to rear, door to side, tiled flooring, partly tiled walls, wall and base units with worktop over, integrated dishwasher and washing machine, space for cooker and fridge freezer, sink and drainer with mixer tap, radiator.



First Floor Landing

Window to side, loft access.

Bedroom One

12'8" x 11'5" approx (3.88 x 3.50 approx)
Window to fore, radiator.

Bedroom Two

12'1" x 11'2" approx (3.70 x 3.41 approx)
Window to fore, radiator.

Bedroom Three

8'10" x 7'1" approx (2.70 x 2.16 approx)
Window to side, radiator.

Bathroom

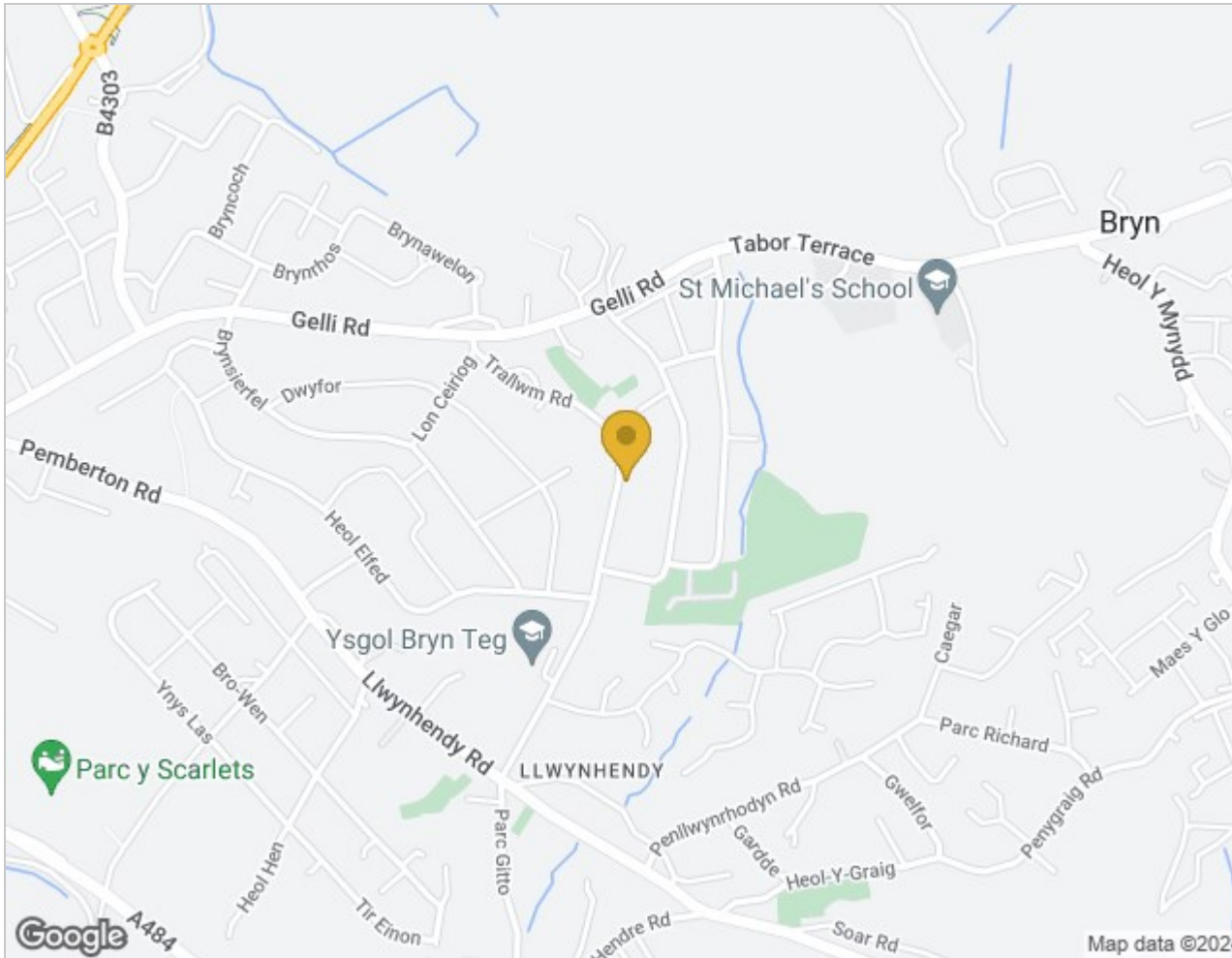
Window to rear, tiled flooring, fully tiled walls, W/C and wash hand basin set in vanity unit, bath with shower over, radiator.

Externally

Enclosed rear garden with lawned and patio area.
off road parking to fore.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Detached, Three Bedroom Family Home
- Two Reception Rooms and Kitchen Diner
- Larger than average rear Garden
- Popular Location
- Walking distance to local amenities
- EPC Rating TBC
- Council Tax Band D (April 2024)
- Approx Square Meters D
- Mains Gas Central Heating
- Mains Electric, Water and Drainage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.