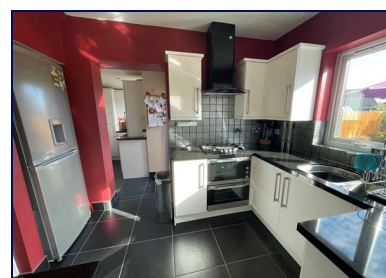
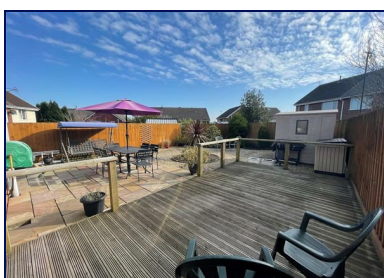


## 28 Trostre Road, Llanelli, Carmarthenshire, SA15 1JY



**Asking price £160,000**



Extended and modernised to a high standard three bedroom family home with two bathrooms, offering one shower room on the ground floor and main bathroom upstairs.

The semi-detached house was modernised approximately 10 years ago offering one good size living dining room, modern kitchen, utility and shower room to the ground floor, three bedrooms and bathroom to the first floor. Beautifully landscaped gardens, the rear garden is quite a suntrap, and has a handy drive to front. The area offers access to Trostre Retail Park, local schools and commuting links and is located in a cul de sac set back off the road. Lovely home and ready to move into.

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Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

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**RICS**



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## Porch

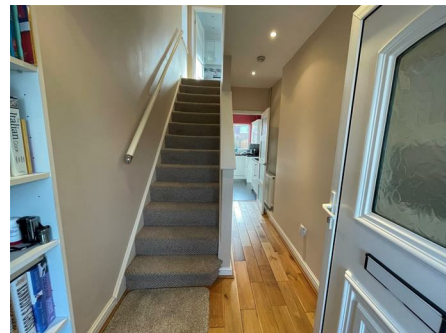
5'8 x 4'6 (1.73m x 1.37m)

Part glazed door to side and side glazed panels.



## Hallway

Part glazed front door, oak floor, stairs to first floor, under stair cupboard, spot lighting, radiator.



## Living Dining Room

23'4 x 12'5(10'5) (7.11m x 3.78m(3.18m))

French doors to rear, window to front, oak floor, inset fireplace, spot lighting, two radiators.



## Kitchen

9'8 x 8'0 (2.95m x 2.44m)

Window to rear, base and wall units, worktop housing sink, built in double oven and four ring gas hob, extractor above, part tiled walls, spots to ceiling. Space for tall fridge freezer and open doorway into utility.



## Utility

11'5 (6'2) x 9'7 (2'9) (3.48m (1.88m) x 2.92m (0.84m))

L-shape utility, base and wall units, space for washing machine and tumble dryer, wall mounted boiler housed in cupboard. Part glazed door to rear garden, loft access hatch, part tiled walls, spot lighting, door to front.

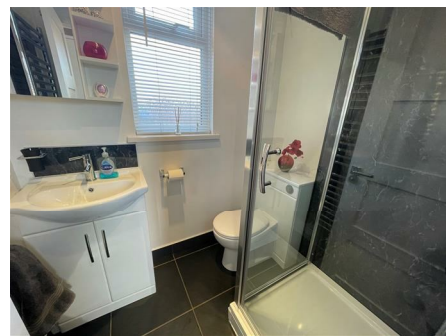




## **Downstairs Shower Room**

6'1 x 5'0 (1.85m x 1.52m)

Window to front, three piece suite, shower cubicle, vanity housed wash hand basin and hidden cistern W.C. part tiled.



## **First Floor**

### **Landing**

Window to side, loft access, spot lighting.

### **Bathroom**

7'7 x 5'6 (2.31m x 1.68m)

Three piece suite, bath with shower over, built in vanity housed wash hand basin and hidden cistern W.C., part tiled walls, window to side and rear, heated towel rail.



### **Bedroom 1**

Window to front, radiator.



### **Bedroom 2**

12'6 x 9'5 (3.81m x 2.87m)

Window to rear, radiator, airing cupboard.



### **Bedroom 3**

8'11 x 8'6 (2.72m x 2.59m)

Window to front, radiator, over stair step up.



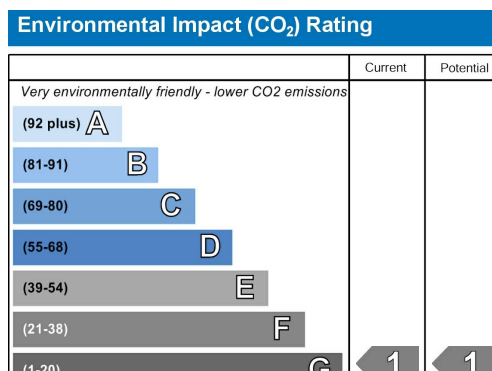
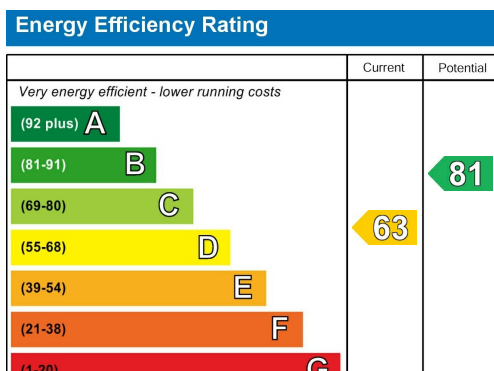
## Externally

Drive to front, landscaped front garden, door to side utility accessing rear through utility. Rear garden is enclosed, raised decked terrace, landscaped with gravel beds and patio area.



## Services

Advised all mains.



**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

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.