

4 Lower Trostre Road, Llanelli, SA15 2DY

£115,000

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Est 1978

An exciting and rare opportunity to acquire a traditional terrace property, thoughtfully converted into two separate self-contained flats, presenting a wonderful opportunity for investors.

Ground Floor Flat
Accommodation: A well-proportioned one-bedroom apartment offering flexible ground-floor living.

Key Features:

- One bedroom.

- Two versatile reception rooms.

- Kitchen







Flat 1 Ground Floor

Bedroom
9'0" x 9'2" approx. (2.76 x 2.81 approx.)
Window to front, built in wardrobe, radiator.



Living Room
7'8" x 15'1" approx. (2.34 x 4.60 approx.)
Window to rear, gas fire, storage to alcove, radiator.

Inner Hallway

W/C
Fitted with W/C, hand wash basin vinyl flooring, tiled walls.

Shower Room
Fitted with shower cubicle, window to side, tiled and respatex walls.



Dining Room
11'4" x 10'0" apporox. (3.47 x 3.06 approx..)
Window to side, vinyl flooring, radiator.

Kitchen
7'3" x 10'0" (2.22 x 3.06)
Fitted with wall and base units with worktop over, integrated oven and microwave, gas hob with extractor hood over, sink and drainer, and door to rear, vinyl flooring.















First Floor Flat
Accommodation: A spacious upper-floor apartment brimming with potential, currently requiring comprehensive modernisation and works throughout. (Requires Updating)

Key Features:

- One Reception Room

- Kitchen

- Two bedrooms.

- Bathroom

Flat 2 First Floor

Stairs to first floor, split level landing.

Living Room

9'3" x 6'6" aporox. (2.82 x 2.00 approx..)
Window to front.

Bedroom One

12'2" x 7'10" approx. (3.71 x 2.41 approx.)
Window to front.

Bedroom Two

9'2" x 9'6" approx. (2.80 x 2.92 approx.)
Window to rear.

Kitchen

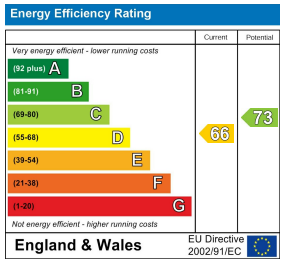
9'2" x 8'10" approx. (2.81 x 2.7 approx.)
Window to side, wall and base units with worktop over, sink and drainer, oven and hob with extractor hood over, space for fridge freezer.

Inner Hallway

Window to rear.

Bathroom

5'11" x 5'10" approx. (1.82 x 1.78 approx.)
Window to side, tiled walls, W/C, hand wash basin, bath with shower over.



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

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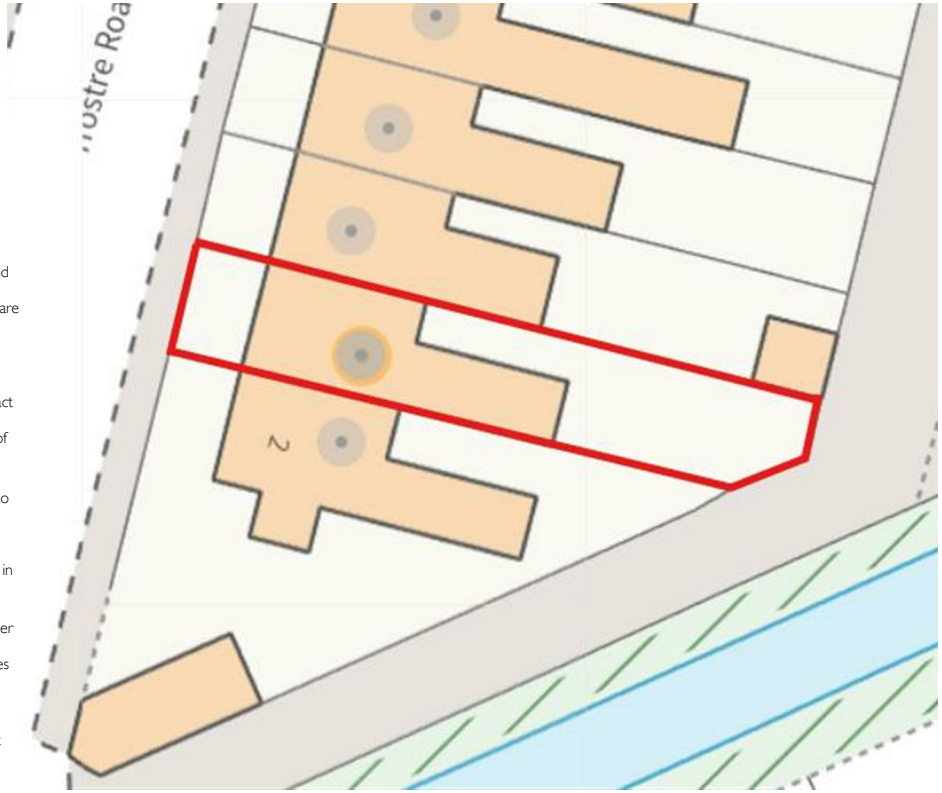
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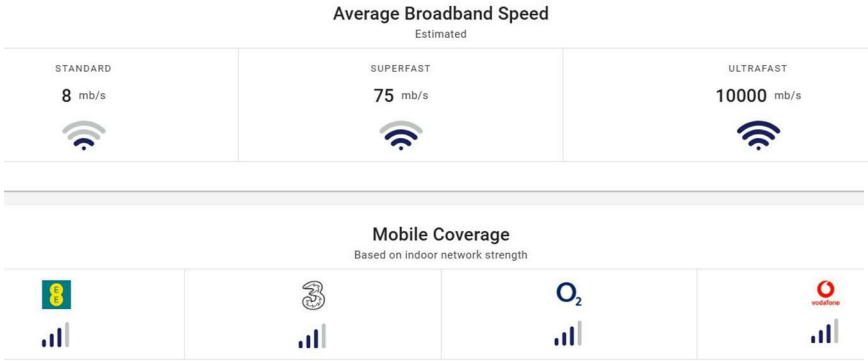
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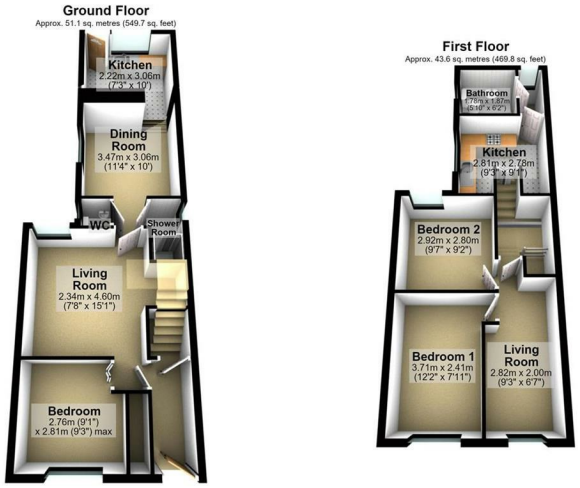
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- Ground Floor Flat
- One Bedroom, Two Reception, Kitchen, Shower Room
- Mains Gas, Electric, Water & Drainage
- EPC - C Approx 48m2 Council Tax - A (provided by local authority, subject to change)

- First Floor Flat
- Two Bedrooms, One Reception, Kitchen, Bathroom
- Mains Electric, Water & Draiange
- EPC - D Approx. 41m2 Council Tax - A (provided by local authority, subject to change)
- Freehold



Total area: approx. 94.7 sq. metres (1019.5 sq. feet)

We'd love to hear what you think!

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