



65 Trosserch Road, Llanelli, SA14 8AX

£295,000

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Davies Craddock Estates are pleased to present for sale this charming semi-detached property on Trosserch Road, Llangennech. Boasting picturesque countryside views to both the front and rear, this home offers a perfect blend of traditional comfort and impressive outdoor entertaining space.

Ideally situated in the sought-after village of Llangennech, the home is perfectly placed for modern living. Residents enjoy easy access to a range of local amenities, including a well-regarded primary school, local shops, and traditional pubs. For commuters, the property is just minutes from the M4 corridor, providing swift links to Swansea, Cardiff, and beyond.

The property is set back from the road with a private driveway to the front, providing convenient off-road parking. Its elevated position allows for far-reaching views across the local landscape, creating a peaceful semi-rural feel.

The ground floor featuring two reception rooms that provide flexibility for a formal lounge and a separate sitting room or home office. Leading into the kitchen-diner, complemented by a practical utility space and a convenient cloakroom.

Ascending to the first floor, you will find three well-proportioned bedrooms and a contemporary family bathroom. The spacious rear garden begins with a paved patio area, which steps up to a neatly maintained lawn.

At the top of the garden sits a premium wooden cabin with its own terraced area. This impressive structure features a high-quality interior—currently utilized as a games room and bar—and comes fully equipped with integrated lighting and electrics. It offers a versatile "escape" for entertaining guests or could easily be converted into a home gym or studio.

Early viewing is essential to see what this property has to offer.

## Entrance

Entrance Porch





### Living Room

Window to fore, wooden flooring, feature fire place with gas fire and surround, double doors to rear, stairs to first floor, radiator.

### Sitting Room

Window to fore, radiator.

### Kitchen/Diner

Fitted with wall and base units with worktop over, gas hob and oven with extractor fan over, space for fridge freezer and dishwasher, sink and drainer with mixer tap, breakfast bar, under stairs storage cupboard, radiator, patio doors to rear, tiled and wood flooring.



### Utility Room

Tiled flooring, space for washing machine and tumble dryer, door to rear.

### Cloakroom

Fitted with W/C, wash hand basin, window to rear, tiled flooring.

### First Floor Landing

Window to side, loft access.

### Bedroom One

Window to rear, storage cupboard, radiator.

### Bedroom Two

Window to fore, fitted mirrored wardrobes, radiator.

### Bedroom Three

Window to fore, storage cupboard, radiator.

### Bathroom

Fitted with W/C, hand wash basin set in vanity unit, bath with shower over, heated towel rail, window to rear, tiled walls and flooring.

### Externally

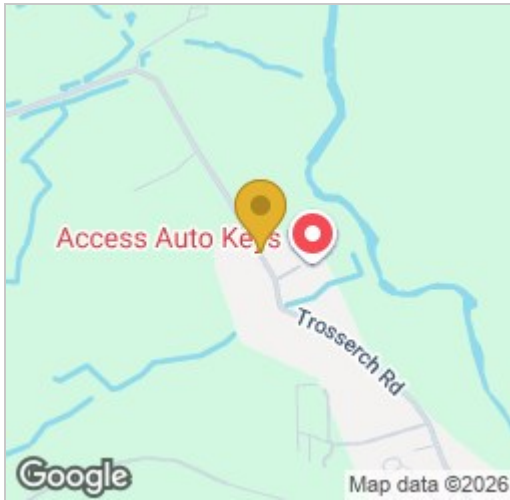
FRONT : Driveway, lawn and paved area.  
REAR : Enclosed garden with patio area, steps up to lawned area, wooden cabin with terraced area.

### Wooden Cabin

Currently set up as pool room/bar. Full electrics and lighting, laminate flooring. Storage shed to side. Terraced seating area.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- Detached Cabin
- Driveway
- Mains Gas, Electric, Water & Drainage
- Council Tax - C (January 2026)
- EPC - C
- Countryside Views
- Freehold
- Viewing Essential

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Average Broadband Speed

Estimated



### Mobile Coverage

Based on indoor network strength



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. 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 along with any boundary plan, 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 in any instance.

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.

We'd love to hear what you think!

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