



4 Lower Trostre Road, Llanelli, SA15 2DY
£115,000

 3  2  3  D



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" apporrox. (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" approx. (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

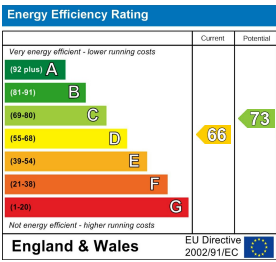
Window to rear.

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.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

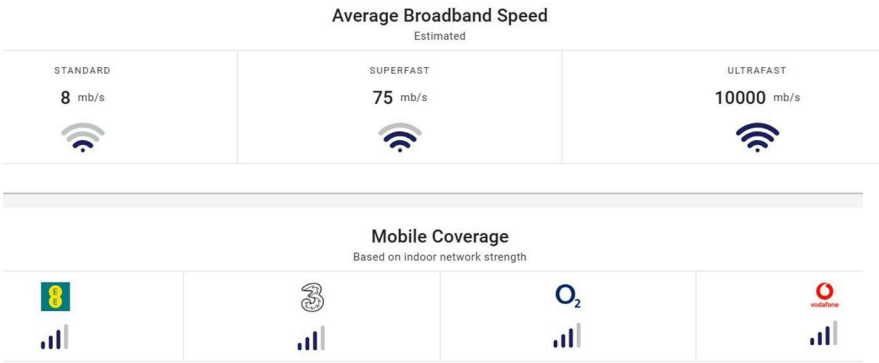
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

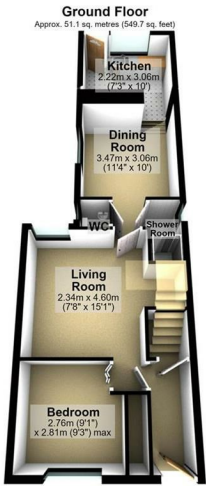
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



- 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 & Drainage
- 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!
**LEAVE US
A REVIEW**



SCAN ME
Google
Reviews ★★★★★