7 Trosserch Road, Llanelli, SA14 8AQ

£175,000

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Davies Craddock Estates are pleased to bring to the market this appealing two-bedroom semi-detached home, situated in a desirable and convenient part of Llangennech.

This property represents an exciting opportunity for buyers. Loved and well-maintained over the years, the house provides a solid foundation and generous room sizes.

The ground floor comprises a naturally bright and spacious reception room, leading into the kitchen area. A practical utility room and a ground-floor bathroom complete the layout. Upstairs, there are two well-sized bedrooms.

Externally, the large, enclosed rear garden. It features an extensive paved patio, with steps up to a raised lawn area, and a valuable outbuilding equipped with storage and a separate outdoor W/C.

The property is conveniently situated on Trosserch Road, within the popular and well-established community of Llangennech. Llangennech is highly regarded for its excellent local amenities and superb connectivity. The village centre, offering local shops and the GP Surgery, is a short distance away. The location offers easy access to the M4 Motorway (Junction 48), making it ideal for commuters. Local education includes Ysgol Gymraeg Llangennech (Primary School), and residents enjoy the nearby Troserch Woods for walking.

With no onward chain, early viewing is essential to see what this property has to offer.

Entrance Hallway
Radiator, stairs to first floor, door into;

Living Room
12'5" x 21'8" approx. (3.81 x 6.61 approx.)
Electric fire and surround, radiator, under stairs storage cupboard, window to front, double doors to rear into;

Kitchen
15'11" x 13'0" approx. (4.87 x 3.97 approx.)
Fitted with wall and base units with worktop over, sink and drainer, radiator, window and door to side, door into;

Utility
7'6" x 8'4" approx. (2.30 x 2.56 approx.)
Fitted with base units with worktop over, sink and drainer, storage cupboard (housing boiler - VAILLANT), LAMINATE FLOORING, WINDOW TO SIDE.

Inner Hallway
Tiled walls, door into;

Bathroom
8'4" x 8'1" approx. (2.56 x 2.47 approx.)
Fitted with W/C, hand wash basin, panelled bath, radiator, tiled walls, vinyl flooring, window to rear.

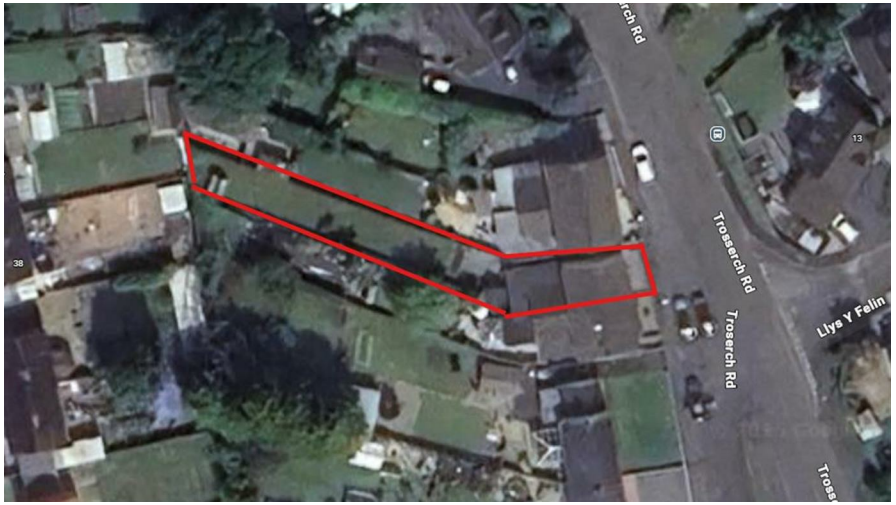
Landing
Loft access, window to rear.

Bedroom One
12'9" x 15'11" approx. (3.91 x 4.87 approx.)
Two windows to front, radiator.

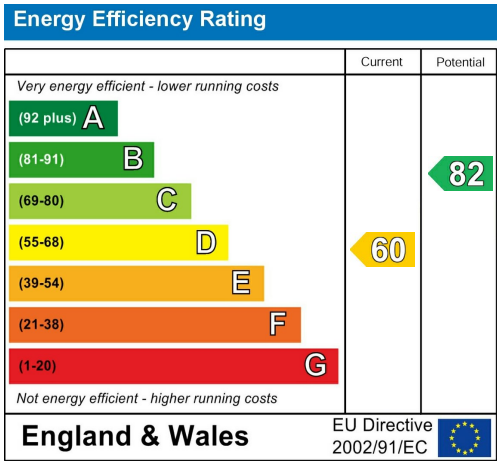
Bedroom Two
8'6" x 9'9" approx. (2.60 x 2.98 approx.)
Window to rear, radiator.

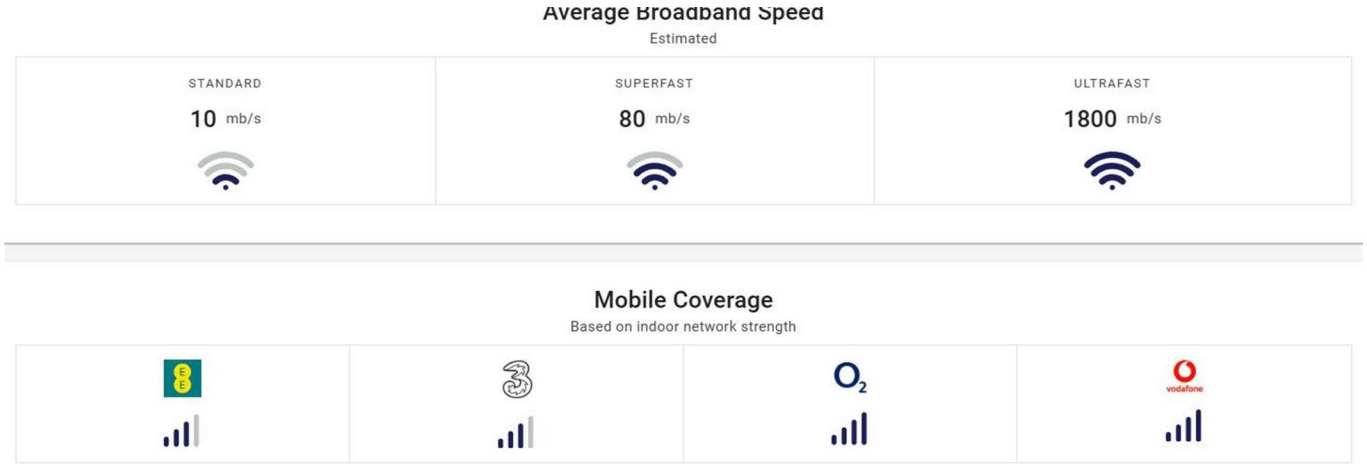
External
Front courtyard garden with side access. Rear garden with patio area and raised lawn. Outbuilding with storage and W/C.

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



- Semi-Detached Property
- Two Bedrooms
- Enclosed Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - C (December 2025)
- Freehold
- No Chain
- Viewing Essential





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 firms 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 fitments 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!
LEAVE US
A REVIEW

SCAN ME
Google Reviews ★★★★★

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