



**Trinity Road
Llanelli
Carmarthenshire
SA15 2AB**

Offers in Excess of £105,000

bettermove

Trinity Road Llanelli

Bettermove are proud to present this 3 bedroom terraced house in Llanelli available with no forward chain.

The property benefits from double glazing, Electric heating throughout and has ample on street parking available nearby. The council tax band is B.

The property is currently tenanted and will be sold vacant on possession - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises three reception rooms, the fitted kitchen, bathroom and WC on the ground floor with ample storage space. The first floor consists of three double bedrooms and a shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Llanelli, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Llanelli Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

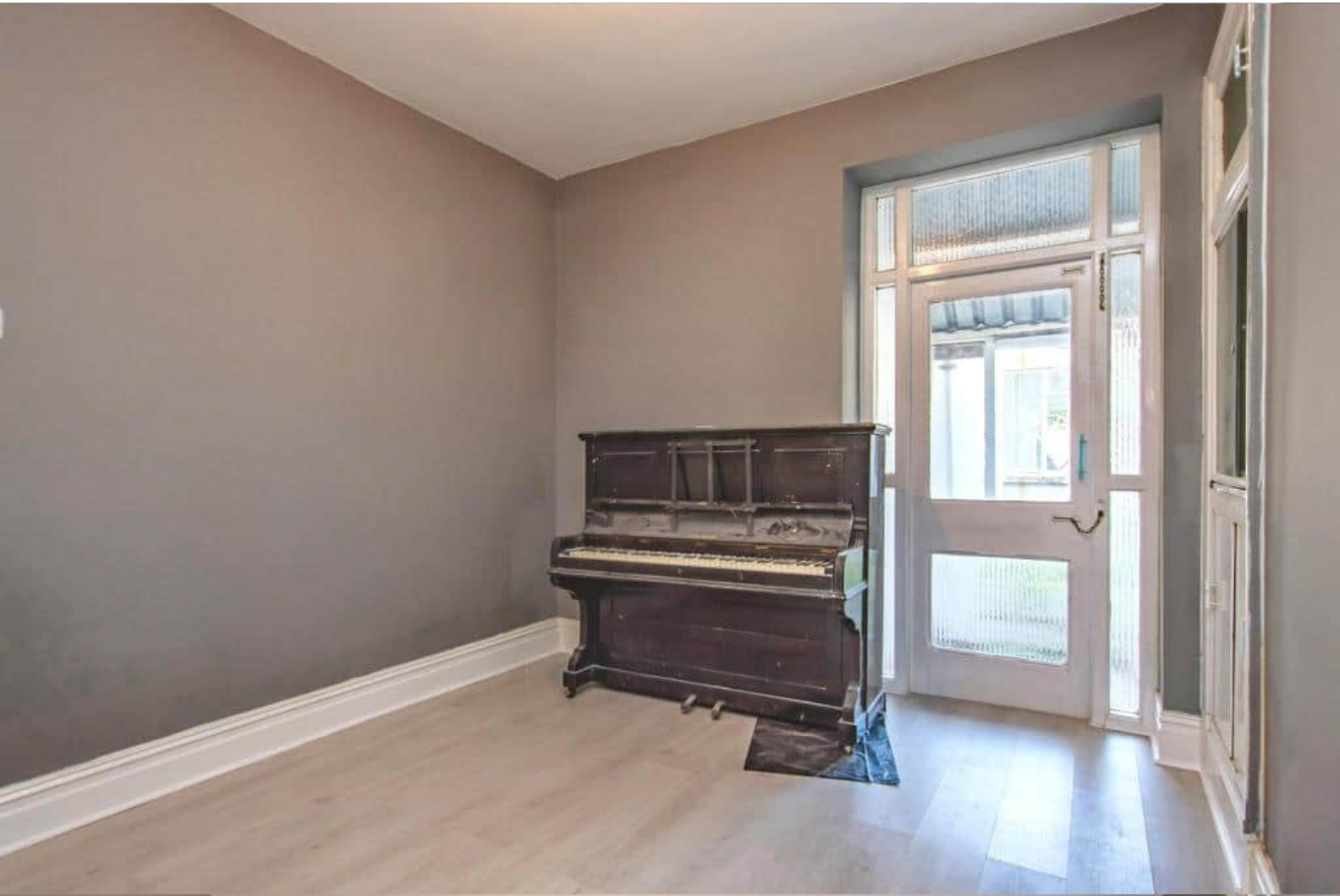




Total floor area 136.9 sq.m. (1,473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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