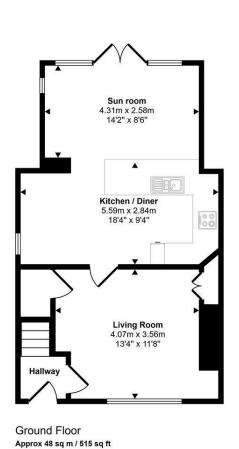




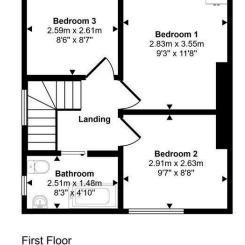


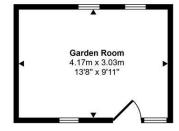
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Outbuilding
Approx 13 sq m / 136 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx 35 sq m / 381 sq ff

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

AX: Band

FACEBOOK & TWITTER

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Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE. CFP/LSM/08/25 OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT EMAIL: carmarthen@westwalesproperties.co.uk

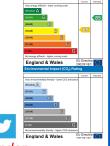
TELEPHONE: 01267 236655



## 57 Garden Suburbs, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AD

- THREE BEDROOM HOUSE
- BEAUTIFULLY PRESENTED
- GARDEN ROOM
- OUTSIDE DECKING AREA
- HEATING -

- SEMI DETACHED
- DRIVEWAY
- COUNTRYSIDE VIEWS TO THE REAR
- REAR ACCESS / PARKING
- EPC -



£155,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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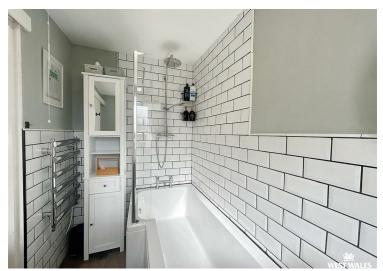














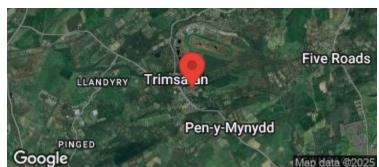


This beautifully presented home is set apart from others in the estate by its extension, versatile garden room, and open countryside views to the rear. Inside, there are two double bedrooms, a single bedroom, and a modern family bathroom. The heart of the home is the extended open-plan kitchen and dining area with additional seating space—a light-filled hub designed for everyday living and entertaining.

The property enjoys the convenience of a driveway to the front, while at the rear, there is a rare additional access with another parking space. The garden is a true highlight, offering a lawn, a raised decking area perfect for outdoor dining, and a fully powered garden room. This adaptable space is ideal as a home office, gym, studio, or creative retreat, making the garden as practical as it is enjoyable. To the rear, the home benefits from uninterrupted countryside views, providing a sense of peace and privacy that is hard to match.

Located in the friendly village of Trimsaran, the home is within easy reach of a primary school, shop, pharmacy, and health and fitness centre, while also being close to Llanelli (6 miles) and Carmarthen (13 miles). Leisure opportunities nearby include Burry Port Harbour, Pembrey Country Park, Ffos Las Racecourse, and the Millennium Coastal Park, creating an ideal balance of convenience and lifestyle.







## **DIRECTIONS**

From our office in Carmarthen, follow Lammas Street and turn left onto Morfa Lane (B4312). Join the A4242, then the A40 at Pensarn Roundabout. Take the A484 towards Llanelli, continuing straight through the roundabouts. After about 10 miles, turn left onto the B4308, then left again into Garden Suburbs. Turn right to stay on Garden Suburbs number 57 will be on your left. What three words: vote.fatherly.flock

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.