

Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
577.78 ft<sup>2</sup>  
53.68 m<sup>2</sup>

Reduced headroom  
42.90 ft<sup>2</sup>  
3.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains water, electric, sewerage and gas connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band B

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/0823/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.

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

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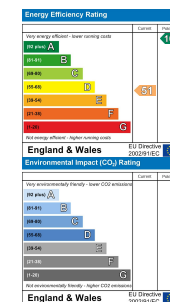


## 15 Heol Waun Y Clun, Trimsaran, Carmarthenshire, SA17 4BL

- Semi-Detached Traditional Cottage
- Lounge/Diner
- Enclosed Rear Garden
- Village Location
- Chain Free!
- Two Bedrooms
- Gas Central Heating
- Off Road Parking
- Near Coast & Racecourse
- EPC RATING E. Council Tax Band B

£95,000

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**The Agent that goes the Extra Mile**







Looking for a lovely cozy property? A home surrounded by peace and quiet but not too far from local amenities? Or maybe a holiday let potential? Come take a look at this beautiful two bedroom, semi-detached, traditional cottage, CHAIN-FREE and located in the quiet semi-rural village of Trimsaran. Tucked away on Heol Waun Y Clun we here at West Wales Properties highly recommend viewing as appearances are very deceiving. Call today on 01554 759655 to arrange your viewing today. EPC RATING E.

Accommodation comprises : Lounge/diner, galley kitchen, spacious hallway with utility cupboard, two bedrooms and bathroom. Externally, to the front open-aspect with grassed driveway. To the rear, enclosed garden with decked seating area then steps leading up the remainder of the garden which is laid to lawn and views of the open countryside.

Trimsaran is a community and former mining village which lies on the B4308 between Llanelli and Kidwelly, in the Welsh county of Carmarthenshire. Trimsaran is six miles from Llanelli and 13 miles from Carmarthen. It is close to Burry Port harbour, Pembrey Country Park and the Millennium Coastal Park. Trimsaran offers a local primary school, convenience shop, pharmacy and is very popular with walkers because of the pretty scenery the village offers.



**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\*Property has shared access with number 17 and has right-of-way past number 17. Restricted ceiling height upstairs. Outline planning behind the property for houses PL/03504-& S/37639 on file. The previous buyer pulled out of the sale due to an adverse survey. A copy of the survey was not provided. Remedial work has been carried out at the property. Damp-proofing work was carried out at the property in 2006, and there is a 30-year guarantee in place. Mains utilities connected. Off Road parking for one vehicle. According to Ofcom, Superfast

Broadband is available at this location (80Mbps download, 20Mbps upload). According to Ofcom, all major mobile providers are available. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

**LOUNGE/DINER**  
12'9" (max) x 17'7" (max) (3.91 (max) x 5.38 (max))

**KITCHEN**  
7'2" (max) x 9'5" (max) (2.20 (max) x 2.89 (max) )

**INNER HALLWAY**  
6'11" (max) x 8'2" (max) (2.11 (max) x 2.50 (max))

**UTILITY CUPBOARD**  
**FIRST FLOOR-LANDING**

**BATHROOM**  
6'11" x 4'11" (2.13 x 1.50 )

**BEDROOM ONE**  
12'9" x 9'6" m (3.89 x 2.91 m)

**BEDROOM 2/NURSERY/OFFICE**  
5'2" x 8'3" m (1.59 x 2.52 m)



**DIRECTIONS**

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights and carry on traveling along the road going through the little hamlet of "Pen Y Mynydd" making your way into "Trimsaran" village. Drive down the hill going past the rugby club on your left and the turning for "Heol Waun Y Clun". Turn left and follow the road going past an estate called "Coed Y Clun" on your right, you will see 3 houses on your right and a small lane turning on your left, turn here and go up the drive. The property is the last one on your right, number 15.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.