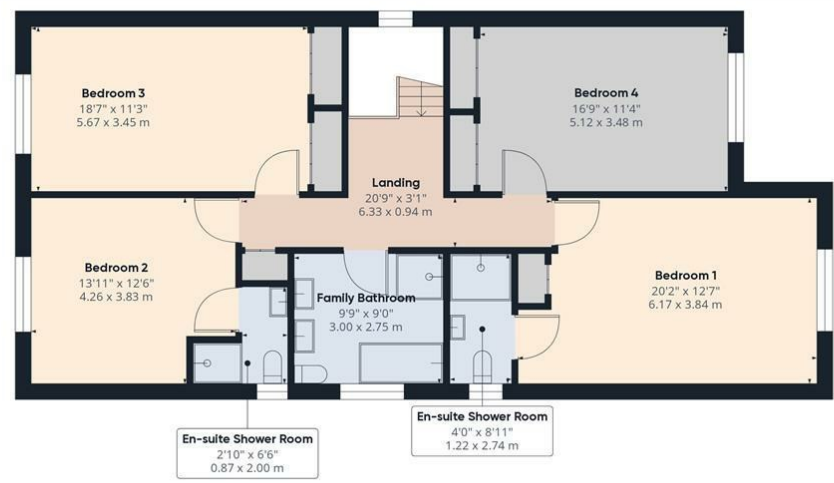


Approximate total area⁽¹⁾
2248.9 ft²
208.93 m²



(1) Excluding balconies and terraces.

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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: Timber-framed property. Mains water, gas, electric and sewage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'F'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/1024/OK

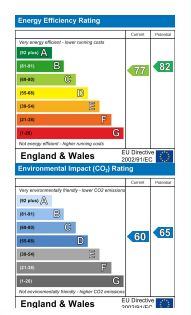
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

The Pines, 11A Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AG

- Chain-free, Timber-framed, Detached Property
- Four Larger-than-average Bedrooms- Two with En-suite's
- Cloakroom & Modern Family Bathroom
- Spacious Kitchen/Breakfast Room Through to the Dining Room
- Ample Parking & Integral Garage
- Rear Enclosed Garden
- Immaculately Presented Throughout
- Village Location Close To Amenities
- Viewing Highly Recommended
- EPC RATING C. COUNCIL TAX BAND F.



£380,000

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

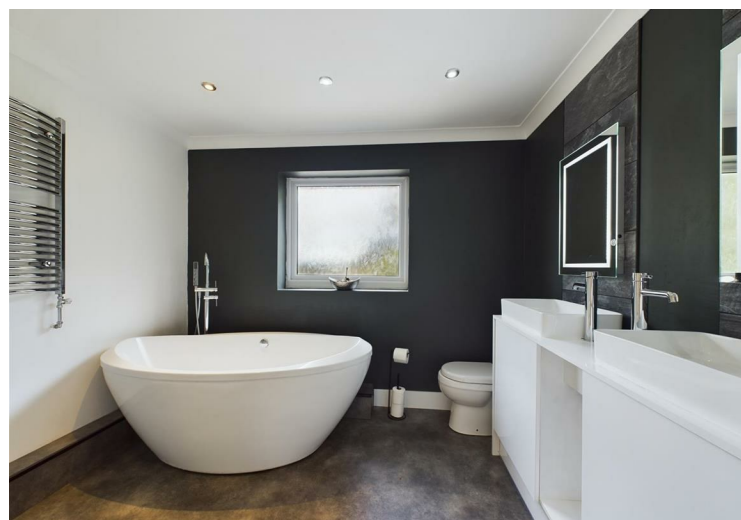




Set back from the main road and sitting proudly in the middle of a spacious plot, we have for sale this timber-framed, detached property lovingly built by the vendor in 2004 with four larger than average bedrooms - two with en-suites, stunning family bathroom with a roomy jet shower cubicle and deep oval bath and the heart of the home, don't forget to check the kitchen/diner out with plenty of workspace. This immaculately presented property gives a true reflection of a family home and is a prime example of a "turn key". Call us today on 01554 759655 to get your appointment booked in. Viewing is highly recommended to appreciate the presentation, size and location and best of all CHAIN FREE!!! EPC RATING C.

Accommodation comprises : Hallway, cloakroom, storage cupboard, lounge, snug/office/study, spacious kitchen/breakfast room leading into a dining room, integral garage, landing, four larger than average bedrooms-two with en-suites and fitted wardrobes and a stunning modern family bathroom. Externally a spacious driveway offering ample parking for an array of vehicles and to the rear and enclosed garden with a raised level-lawn then a second decked area which does need attention.

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 INFORMATIONTimber-framed property. Mains gas, water, electric and sewerage connected. For this location according to Ofcom this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability-Full O2 coverage, limited coverage for Vodaphone and EE, no coverage for EE. From the information currently available to the Coal Authority, a mining report is recommended for this property. Situated opposite one of the entrances of Trimsaran Primary school, no parking on the main road due to this. There is an old covenants on the land registry title, we have the title on file, we recommend you request a copy.. The decking area where the summerhouse is located is in need of attention, there is power and water situated in the summerhouse.

HALLWAY

BOILER/STORAGE ROOM

CLOAKROOM

UNDERSTAIRS STORAGE

LOUNGE

INTEGRAL GARAGE

KITCHEN/BREAKFAST ROOM

DINING ROOM

CWTCH/OFFICE/STUDY

LANDING

FAMILY BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

EN-SUITE SHOWER ROOM

BEDROOM 3

BEDROOM 4



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 on "Heol Llanelli". The property is situated on your right, The Pines, 11a Heol Llanelli.

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