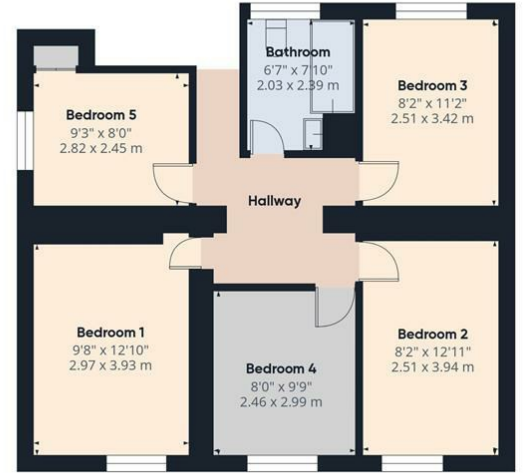


Floor 1



Floor 2

Approximate total area⁽¹⁾
1452.28 ft²
134.92 m²

Reduced headroom
10.98 ft²
1.02 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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: Traditional built, mains water and electric connected. Oil central heating system. Septic Tank. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

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

Take-on AKF/SC/0225/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

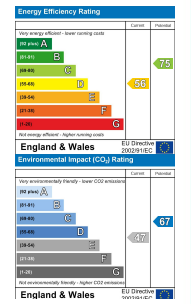


Ty Llwyd Waun Baglan, Trimsaran, Kidwelly, Carmarthenshire, SA17 4EN

- Traditional, Detached Property With Land
- Two Reception Rooms
- Rural Idyllic Location
- Total Size of Plot Measures 1.11 Acres
- EPC RATING D. COUNCIL TAX BAND E.
- Five Bedrooms
- Bathroom & Shower Room
- Paddock, Garden & Sweeping Driveway
- Private Drainage & Oil Central Heating

£425,000

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





Situated in the small hamlet of Waun Baglan, Trimsaran we are please to offer you for sale "Ty Llwyd", a traditionally built, detached farmhouse surrounded by open countryside and natural beauty. This five bedroom, two reception room property offers a total plot size of 1.11 of an acre which consists of a sweeping driveway, main garden with chicken coupe, paddock and an enclosed area which offers a huge vegetable growing area with different sections along with a bee-hive section. A must view property just for the location alone if you're looking for peace, quiet and relaxation but only a short drive from local towns. EPC RATING D. COUNCIL TAX BAND E.

Accommodation comprises : Family room, main hall, two storage cupboards, shower room, lounge with log-burner, kitchen/diner/breakfast room, utility room, landing bathroom with jacuzzi bath and five bedrooms. Externally the property sits on a spacious plot which measures approx. 1.11 of an acre which consists of a sweeping driveway, main garden, chicken coupe, paddock, enclosed area for the growing of vegetables and keeping of bee hives.

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.



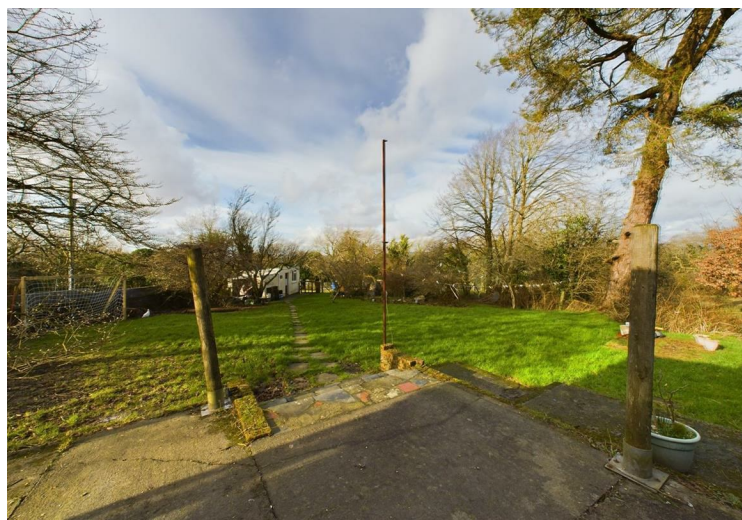
..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains water and electric connected. Drainage/sewerage system is a soak-away system. Oil central heating. Council tax band E. There is an easement on the title, we have the land registry documents on file and advise that you request a copy. For this location according to Ofcom this is the following information: Broadband availability- up to Standard (7 Mbps), Mobile availability-Mobile phone coverage available with limited phone coverage for Three and O2, limited EE network coverage with no data and no Vodaphone coverage. From the information currently available to the Coal Authority, a mining

report is recommended for this property. There is a public footpath that comes down the neighbouring field joins at the top of the driveway and follows the driveway down to the main road.

- FAMILY ROOM**
- HALL**
- SHOWER ROOM**
- LOUNGE**
- KITCHEN/BREAKFAST/DINER**
- UTILITY ROOM**

- LANDING**
- BATHROOM**
- BEDROOM 1**
- BEDROOM 2**
- BEDROOM 3**
- BEDROOM 4**
- BEDROOM 5**



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" as you get to the top of the hill turn left onto "Mountain Road". Follow the road along taking the second turning on your right. This road is a wide single track road with places to pull-in. Follow the road down the hill and you take the first turning right which takes you onto "Baglam Road". Continue to follow the road as it bares round to your left the properties gated entrance is situated on your right, "Ty Llwyd".

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