



**WEST
WALES
FINEST
PROPERTIES**



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient: lower running costs</p> <p>100% A++</p> <p>95% A+</p> <p>90% A</p> <p>85% B</p> <p>80% C</p> <p>75% D</p> <p>70% E</p> <p>65% F</p> <p>60% G</p> <p>Not energy efficient: higher running costs</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Environmental Impact (CO₂) Rating</p>		Current	Potential
<p>Very environmentally friendly: lower CO₂ emissions</p> <p>100% A++</p> <p>95% A+</p> <p>90% A</p> <p>85% B</p> <p>80% C</p> <p>75% D</p> <p>70% E</p> <p>65% F</p> <p>60% G</p> <p>Not environmentally friendly: higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		Current	Potential



The Property Ombudsman

The Agent that goes the Extra Mile





Set back from the main road and sitting proudly on Heol Llanelli, we have for sale this timber-framed, semi-detached property built in 2020 with four double bedrooms- two with a "Jack and Jill" en-suite shower room. This immaculately presented property gives a true reflection of a modern family home with open-plan lounge/kitchen/diner 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. EPC RATING B.

Accommodation comprises : Hallway, open-plan lounge/kitchen/diner, cloakroom, first floor landing, two double bedrooms and family bathroom, second floor landing with a two further double bedrooms and a "Jack and Jill" en-suite shower room. Externally, to the front an enclosed garden mainly laid to lawn with secure gated pedestrian access into the rear garden. An enclosed rear 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 INFORMATION *** Timber-framed property. Mains gas, water, electricity, and sewerage are connected. Council tax band C. There are covenants on the title, we have a copy on file. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability-full mobile coverage for O2, limited phone coverage for EE and Vodafone, no mobile coverage for Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Shared private lane/drive access for this property and numbers 46 & 46a-if there are

maintenance costs, they split between the 3 properties. There is a rainwater soakaway in the drive and numbers 46 & 46b have access to. Off-road parking situated at the rear.

HALLWAY

OPEN-PLAN LOUNGE/DINER/KITCHEN

UNDERSTAIRS STORAGE

CLOAKROOM

LANDING-FIRST FLOOR

FAMILY BATHROOM

BEDROOM 4

BEDROOM 3

LANDING-SECOND FLOOR

BEDROOM 1

JACK AND JILL SHOWER ROOM

BEDROOM 2



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 left, number 46b, Ardwyn.

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