



77A Heol Waunyclun, Kidwelly, SA17 4BS

£159,950

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Davies
CRADDOCK

A well presented, quaint Detached Cottage in the Village of Trimsaran. The property, having been renovated by the current homeowners benefits from countryside views and a large, sloped garden to the rear that also benefits from panoramic countryside views (at the very top.) With the addition of the Velux windows the light flows through the property. Viewing is essential to appreciate what the property has to offer.

The property comprises: Entrance, Hallway, Lounge, Sitting Room, Inner Hall, Bathroom, Kitchen / Breakfast Room, with Two Double Bedroom to the First floor. Externally there is a driveway for two vehicles to the side with pedestrian access to the garden, the rear garden is mainly laid to lawn and is on a slope.

Trimsaran as a Village, provides a local Primary School, Village shop in 'Morrisons' as well as a Chippy, Pharmacy and Doctors surgery. A short drive to Llanelli 10 minutes away approx as well as excellent links to Carmarthen.

The property further comprises:

Entrance

Laminate flooring, under stairs storage cupboard, door into:

Lounge

13'0" x 10'10" approx (3.98 x 3.32 approx)

Window to fore, laminate flooring, feature fireplace, radiator.





Sitting Room

13'1" x 7'11" approx (3.99 x 2.43 approx)
Window to fore, laminate flooring, feature fireplace, radiator.

Inner Hallway

Laminate flooring, storage cupboard housing boiler, loft access.

Bathroom

7'10" x 4'9" approx (2.40 x 1.46 approx)
Window to rear, laminate flooring, W/C, wash hand basin set in vanity unit, bath with shower over, fully tiled walls, wall mounted heater.



Kitchen

14'4" x 8'2" approx (4.38 x 2.50 approx)
Two windows to rear, wall and base units with worktop over, integrated fridge freezer, gas hob and electric oven, space for washing machine, sink and drainer, breakfast bar, two Velux windows, stairs to first floor.

First Floor Landing

Laminate flooring, radiator.



Bedroom One

10'10" x 12'11" approx (3.32 x 3.95 approx)
Window to fore, Velux window, laminate flooring, loft access, radiator.

Bedroom Two

12'10" x 7'10" approx (3.93 x 2.41 approx)
Window to fore, Velux window, laminate flooring, radiator.



Externally

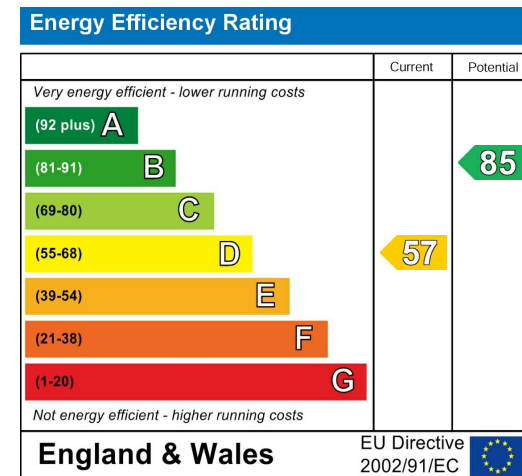
Gravelled area to fore with off road parking to side.
Enclosed rear garden.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Freehold
- Detached Cottage
- Two Bedrooms
- EPC - TBC
- Approx 77 m2
- Council Tax Band - C
- Well Presented Throughout
- Wet Room & Family Bathroom
- Off Road Parking



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

