



105 Trilwm, Trimsaran, SA17 4AN
£119,995

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Davies Craddock Estates are delighted to present for sale this great opportunity to purchase 105 Trillwm, set in the convenient village location of Trimsaran, Llanelli.

Set approx five miles from the town of Llanelli and all associated amenities in the form of shops, restaurants, schools and local businesses, this property is ideally located and also benefits from excellent road links to the M4 corridor, along with the popular Pembrey Country park being approx six miles away for convenience.

This semi detached home comes complete with three bedrooms and shower room to the first floor. To the ground floor there are two reception rooms, a kitchen, a lean to storage facility all accessed via a welcoming entrance hallway. Externally the property boasts a gated entrance leading to a driveway for off road parking with a landscaped garden, side access via lean-to to the fully enclosed rear garden with lawn and patio area.

PLEASE NOTE THAT THE PROPERTY IS OF NON STANDARD CONSTRUCTION AND BESPOKE MORTGAGE ADVICE WOULD BE REQUIRED TO POTENTIALLY PURCHASE THIS PROPERTY.

Viewing of the property is essential to appreciate all that it has to offer, comprising:

Entrance

Door into:

Hallway

Window to side, stairs to first floor, under stairs storage cupboard, radiator.

Lounge

13'6" x 12'3" approx (4.14 x 3.75 approx)

Window to fore, feature fireplace, radiator.

Dining Room

10'3" x 9'5" approx (3.13 x 2.88 approx)

French doors to rear, laminate flooring, radiator.





Kitchen

10'2" x 9'6" approx (3.10 x 2.92 approx)

Window to rear, vinyl flooring, partly tiled walls, wall and base units with worktop over, space for cooker and dishwasher, sink and drainer with mixer tap, storage cupboard, radiator, door into:

Utility Room

Doors to fore and rear, tiled flooring, two storage rooms and cloakroom, wall mounted boiler, door into porch.

First Floor Landing

Window to side, storage cupboard, loft access, radiator.

Bedroom One

11'9" x 10'9" approx (3.59 x 3.29 approx)

Window to fore, fitted wardrobes and draws.

Bedroom Two

11'9" x 11'2" approx (3.60 x 3.41 approx)

Window to rear, radiator.

Bedroom Three

9'3" x 7'10" approx (2.83 x 2.39 approx)

Window to fore, radiator.

Shower Room

5'7" x 5'7" approx (1.72 x 1.72 approx)

Window to rear, partly tiled walls, wash hand basin, shower cubicle, radiator.

Separate W/C

Window to side, vinyl flooring, radiator.

Externally

Enclosed rear garden with lawn and patio area.

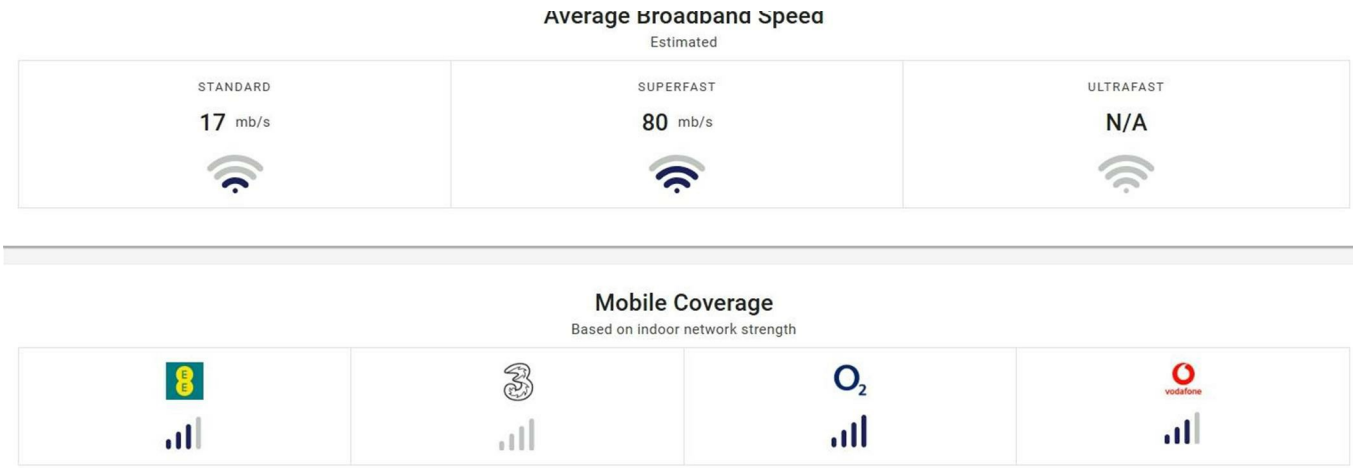


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi Detached Home
- Three Bedrooms With First Floor Bathroom
- Freehold
- EPC - D
- Approx 83 m2
- Council Tax Band B (August 25)
- Mains Gas , Water , Electricity & Drainage
- Off Road Parking With Gated Entrance
- No Chain
- Non Standard Construction (Bespoke Mortgage Advice Required To Purchase This Home)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 along with any boundary plan, 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 in any instance.

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.

We'd love to hear what you think!

LEAVE US
A REVIEW



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Reviews ★★★★★

