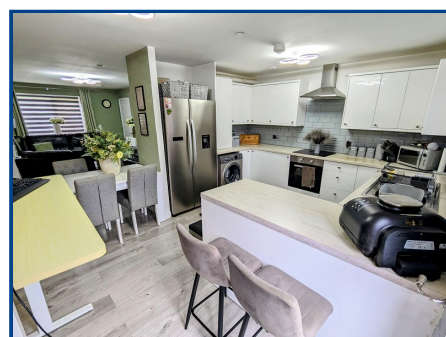


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Heol Llanelli  
Trimsaran  
Kidwelly  
Carmarthenshire.**

Offers In Region Of **£209,950**



- Modern & Contemporary 4 Bedroom (2 Bath) Family Home
- Popular Village Location & Easy Access To Llanelli and M4
- Arranged on 3 Floors & Jack/Jill's En Suite On 2nd Floor
- Ent Lobby, Kitchen, Living Room, WC, 4 beds, 2 Baths
- Ideal Family Home Close To Amenities
- Nicely Landscaped Enclosed Garden/Patio To Relax
- Car Parking Area For 2 Cars To Rear
- Viewing Advised To Fully Appreciate
- Easily Accessible To Millennium Coastal Park
- Close Proximity To Llanelli & M4 Corridor

**General Description**

A modern & contemporary 4 bed (2 bath) family house located within the village of Trimsaran offering all the usual amenities and regular bus route. The property offers a practical family layout over 3 floors with light & airy accommodation comprises entrance hall, fitted open plan kitchen, lounge, cloakroom, 4 double bedrooms (with Jack/Jill's en suite facility) & family bathroom. Low maintenance landscaped level gardens to front and rear with patio area and car parking for 2 cars at rear.

**EPC Rating: B85**

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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**Professional Services**  
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

## Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire.

### Property Description

A well presented semi detached modern property ready for immediate occupation conveniently positioned within the popular village of Trimsaran which offers a good range of amenities including schooling, general store and regular bus route.

The well presented modern accommodation is arranged on 3 floors and provides entrance lobby, living room, kitchen/breakfast room, downstairs WC, 4 double bedrooms with Jack/Jill's en suite shower room on second floor and family bathroom.

Outside there are level easily manageable landscaped gardens to both front and rear including patio area to relax and enjoy with rear access leading out to car parking for 2 cars.

The property is situated on the main thoroughfare through the village of Trimsaran, on the B4308 in Carmarthenshire. Trimsaran is 6 miles from Llanelli, and 13 miles from Carmarthen, and being within close proximity to Burry Port harbour, Pembrey Country Park, Ffos Las race course and the Millennium Coastal Park.

### Entrance Hall

Double glazed front entrance door, radiator, stairs to first floor, door to:

### Living Room (16' 10" x 11' 01" ) or (5.13m x 3.38m)

Radiator, window to front, door to WC with wash basin, access through to:

### Kitchen / Breakfast Room (14' 10" x 11' 09" ) or (4.52m x 3.58m)

Modern contemporary fitted base and wall level cupboards with work top surfaces over, 1.5 bowl single drainer sink unit with mixer tap, built in cooker with ceramic 4 ring gas hob and stainless steel hood over, built in dishwasher, tiled surrounds, plumbing and space for washing machine and dryer, spotlighting, French double glazed doors to rear garden/patio, gas fired central heating boiler, fridge space, radiator.

### First Floor Landing

Double aspect windows, radiator, stairs to second floor, doors to:

### Bedroom 1 (17' 0" x 7' 11" ) or (5.18m x 2.41m)

Window to rear, radiator, timber effect flooring.

### Bedroom 2 (11' 10" x 7' 11" ) or (3.61m x 2.41m)

Window to front, radiator.

## Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire.

### Family Bathroom (13' 03" x 6' 07" ) or (4.04m x 2.01m)

Modern suite comprising bath, WC, wash hand basin, Quadrant shower cubicle, radiator, window to rear, extractor fan, heated towel rail.

### Second Floor Landing

Window to side, radiator, doors to:

### Bedroom 3 (15' 08" x 11' 01" Min Min) or (4.78m x 3.38m Min)

Radiator, part sloping ceiling, window to front, door to:

### Jack & Jill En-suite (21' 4" x 13' 5" ) or (6.50m x 4.10m)

Modern suite comprising shower cubicle, vanity unit with wash basin, WC, heated towel rail, door to:

### Bedroom 4 (14' 09" Max x 13' 09" ) or (4.50m Max x 4.19m)

L shaped room, radiator, two Velux style windows.

### Outside

Nicely landscaped gardens with level front lawn garden with central pathway, side garden gate leading to stoned area and leading through to rear garden with small lawn garden and patio being an ideal place to relax and enjoy, with garden shed enclosed within timber fencing. Rear access gate leading out to car parking area for 2 cars.

### Broadband & Mobile Signal

Broadband is available in the area, mobile phone signal varies depending on network provider - please contact your provider for further information.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

From Kidwelly on the A484 proceed on the B4308 road towards Trimsaran and continue on for 3 miles until arriving at the village. Proceed through the village until arriving at small mini roundabout, take a right turning onto Heol Llanelli and the property can be found further along on the right.

