



5 Heol Morlais, Trimsaran, Kidwelly, Carmarthenshire, SA17 4DF £350,000



# WELCOME

Davies Craddock Estates are delighted to welcome you to this exceptional detached bungalow on Heol Morlais, Trimsaran.

Don't be fooled by first impressions—this incredibly deceiving property must be seen to be believed. Stepping inside reveals a remarkable abundance of space and a highly versatile layout, offering endless potential to shape the home exactly as you desire.

# LOCATION & AMENITIES

Situated in the welcoming village of Trimsaran, the property enjoys a fantastic position in the Gwendraeth Fawr valley, perfectly balancing quiet village charm with excellent connectivity.

Trimsaran offers a lovely community atmosphere alongside essential everyday amenities, including a local primary school, convenience stores, and a pharmacy, while the nearby Ffos Las Racecourse offers world-class leisure and events right on your doorstep.

For a wider range of shopping, dining, and healthcare facilities, the bustling town of Llanelli is only about six miles away, and the historic market town of Carmarthen is easily accessible for commuters.

Furthermore, nature lovers will appreciate being just a short drive from the stunning Carmarthenshire coastline, including the golden sands of Pembrey Country Park and the scenic Millennium Coastal Path, making this an ideal location for those seeking both convenience and a beautiful Welsh countryside setting.



Boasting an exceptionally deceiving exterior, this substantial property opens up to reveal an abundance of space and a highly versatile layout. Designed with flexibility in mind, the accommodation features a wealth of rooms that can be easily adapted to suit your lifestyle, whether you require dedicated multi-generational living, a spacious work-from-home setup, or a sprawling family home.

Currently configured to offer the potential for two separate living accommodations, the property as a whole briefly comprises up to seven bedrooms, four reception rooms, and a dedicated office/study space.

The Main Residence - The primary living area offers a generous and practical layout perfect for everyday family life.

The ground floor features:

- Three welcoming reception rooms, offering ample space for relaxing and entertaining
- A well-proportioned kitchen
- A utility space, separate boot room, and a convenient cloakroom

To the first floor, a spacious landing—which has previously been utilised as an additional living space—leads to four good-sized bedrooms, separate office space and the main family bathroom.





## The Secondary Living Space

Ideal for extended family, an independent annexe setup, or the self-contained secondary accommodation includes:

- Two comfortable bedrooms.
- Two further reception rooms.
- A dedicated, separate kitchen.
- Wet Room Ensuite



# EXTERNAL

The property benefits from convenient off-road parking and an impressive rear garden setup that mirrors the flexibility of the interior. The main rear garden features a pleasant blend of patio and lawn areas, beautifully framed by a selection of plants, shrubs, and mature trees.

Additionally, there is a gated courtyard. This enclosed area offers a wonderful sense of privacy and can easily serve as a secluded, independent garden for the secondary accommodation.



## ROOM DESCRIPTION

### Entrance

Door into

### Hallway

Stairs to first floor, laminate flooring

### Living Room

12'2" x 19'7" approx.

Window to front, laminate flooring, radiator.

### Reception Room

11'1" x 8'9" approx.

Window to side, laminate flooring, radiator.

### Kitchen

12'3" x 12'3" approx.

Window to rear, vinyl flooring, wall and base units with worktop over, breakfast bar, sink and drainer, double oven, gas hob with extractor fan over, space for fridge freezer and dishwasher, radiator.

### Utility Room

8'1" x 6'0" approx.

Wall units, space for washing machine and tumble dryer, tiled flooring, radiator.

### Cloakroom

Window to rear, tiled flooring, partly tiled walls, W/C, hand wash basin.

### Boot Room

Door to rear, boiler (Worcester)

### Reception Room

13'5" x 10'7" approx.

Laminate flooring, radiator.

### Reception Room

13'5" x 9'10" approx.

Laminate flooring, radiator.

### Kitchen Space

5'0" x 11'5" approx.

Fitted with wall and base units with worktop over, sink and drainer, hob with extractor hood over, mid level oven, space for dishwasher, laminate flooring.

### Bedroom

11'5" x 14'11" approx.

Window to front, laminate flooring, radiator.

### Bedroom

9'10" x 11'4" approx.

Patio doors to side, radiator.

### Bedroom

14'5" x 11'4" approx.

Window to rear, fitted wardrobes with mirrored sliding doors, radiator.

### Ensuite Wet Room

Window to rear, W/C, hand wash basin, shower, heated towel rail.

### First Floor Landing

15'1" x 16'0" approx.

Loft access (not boarded), 2 velux windows, windows to front, radiator.

### Bedroom

11'3" x 15'9" approx.

Window to side, radiator.

### Bedroom

11'3" x 15'9" approx.

Window to side, radiator.

### Office

9'2" x 7'8" approx.

Velux window to rear, radiator.

### Bedroom

11'3" x 12'0" approx.

Window to side, radiator.

### Bedroom

11'3" x 12'0" approx.

Window to side, radiator.

### Bathroom

9'2" x 8'0" approx.

Velux window to rear, W/C, hand wash basin, panelled bath, shower cubicle, heated towel rail.

### Externally

Off road parking, garage with electrics.

Patio and lawn area, side courtyard, mature trees and shrubs.



# Davies Craddock Estates

18 Murray Street, Llanelli, SA15 1DZ

01554 779444 estates@dcestates.co.uk

www.daviescraddock.co.uk



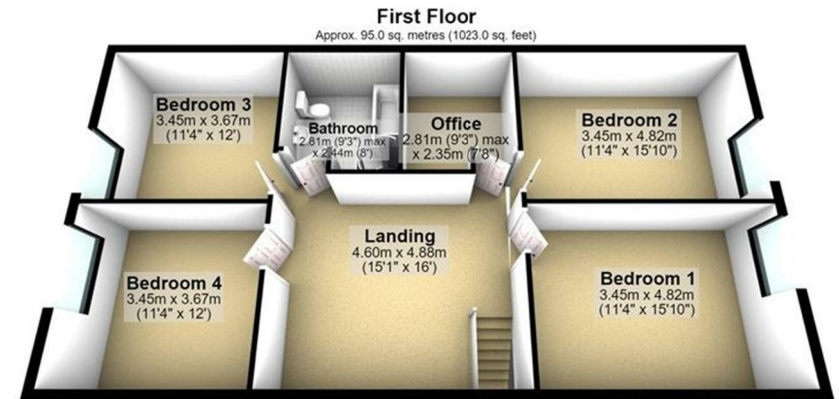
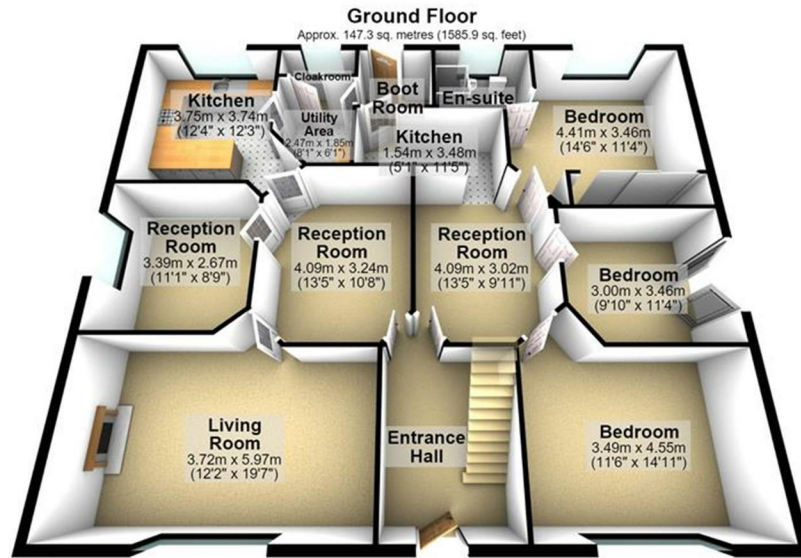
These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided. Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations. Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing. For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



- Detached Chalet Bungalow
- Up To Seven Bedrooms
- Four Reception Room
- Further Office/Study
- Currently Utilised As Two Separate Accommodations
- Mains Gas, Electric, Water & Drainage
- EPC - TBC
- Council Tax - F (Provided by local authority, subject to change)
- Freehold
- See particulars regarding boundary\*

Average Broadband Speed		
Estimated		
STANDARD 19 mb/s	SUPERFAST 80 mb/s	ULTRAFAST 1800 mb/s
Mobile Coverage Based on indoor network strength		
4G	3G	2G



Please note that a section of the property lies outside the current registered title boundary, (highlighted in blue). The current vendors hold a legal indemnity insurance policy for this area, which was established at the time of their purchase. Furthermore, the vendors have informed us that they are looking to get this land formally registered, with an application currently in progress. Prospective buyers are advised to verify the boundary details and indemnity policy via their legal representative prior to exchange of contracts.

We'd love to hear what you think!  
**LEAVE US  
A REVIEW**



SCAN ME  
Google  
Reviews