

# Terry Thomas & Co

---

ESTATE AGENTS



## 45 Trilwm

Trimsaran, Kidwelly, SA17 4AP

Located in the charming village of Trimsaran, this semi-detached house offers a wonderful balance of comfort, space, and opportunity. With three bedrooms and spacious living areas, it provides flexibility for family life or those seeking extra room. The property truly shines outside, with a large rear garden offering a genuine blank canvas. Whether you envision creating a landscaped retreat, a productive vegetable garden, or space for children to play, the possibilities are endless. The generous driveway also provides parking for up to three vehicles — a valuable feature not often found in similar homes. Set within a friendly village community close to Kidwelly, the location combines the warmth of neighbourhood life with the tranquillity of rural surroundings, while still being within easy reach of local amenities. This semi-detached house is more than just a home — it is a rare opportunity to shape a property to your own taste and create a lifestyle that suits you. For first-time buyers, families, or anyone looking to relocate, it offers space, potential, and the charm of village living all in one.

**Offers in the region of £135,000**

# 45 Trilwm

Trimsaran, Kidwelly, SA17 4AP



Semi-Detached House – Trimsaran Village

Situated in a mature ex-local authority cul-de-sac at the heart of the village community of Trimsaran, this semi-detached home offers generous outdoor space and versatile accommodation

## Description

The property is of steel frame cavity construction and benefits from a concreted side driveway providing tandem parking for approximately three cars. The front garden is laid with decorative stone for ease of maintenance, while the driveway extends to the rear, where there are two brick-built store sheds and an outside WC. The good-sized rear garden features a paved patio, pathway, extended garden area, and a former large vegetable plot.

## Entrance Hallway

On the ground floor, the entrance hallway is accessed via a uPVC double glazed door and side window, with a panelled radiator, understairs storage cupboard, and multi-glazed doors

leading through to the lounge and the open-plan kitchen and dining room.

## Lounge

13'10" x 12'1" (4.24m x 3.7m)

The lounge has two front-facing uPVC double glazed windows together with two single panel radiators. A multi-

glazed door opens into the kitchen/dining room,

## Kitchen/Dining room

20'3" x 9'5" (6.19m x 2.88m)

This bright and spacious room has two rear-facing uPVC double glazed windows, a side entrance door, stainless-steel sink with base unit, gas cooker point, and two panel radiators.

## First-floor landing

Providing access to the loft space and has a side uPVC double glazed window, built-in airing cupboard housing the Baxi mains gas-fired combination boiler, panel radiator, and fitted shelf. There are three bedrooms and a shower room on this level, with exposed timber floorboards throughout.

## Shower room

8'3" x 5'9" (max) (2.53m x 1.76m (max))

The shower room includes a low-level WC, pedestal wash basin, disability-friendly shower enclosure with Redring electric power shower, and uPVC double glazed windows to the rear and side.

## Rear Bedroom 1

3.62m x 3.35m

With a uPVC double glazed window and single panel radiator.

## Front Bedroom 2

10'9" x 10'10" (plus recess) (3.29m x 3.32m (plus recess) )

uPVC double glazed window and single panel radiator.

## Front Bedroom 3

9'3" (max) x 7'10" (2.82m (max) x 2.41m)

uPVC double glazed window and single panel radiator.





## Floor Plan

**Type:** House - Semi-Detached

**Tenure:** Freehold

**Council Tax Band:** B

**Services:** Mains services include Electricity, Water, Drainage, and Gas, central heating.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	