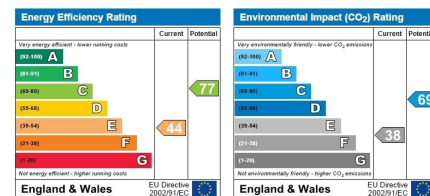




14 Heol Waunyclun, Trimsaran, Kidwelly SA17 4BE

Offers in the region of £139,950

Semi Detached Property
Three Double Bedrooms
Set in Semi Rural Location
Large plot
EPC: E 44



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LF/DT/65483/160519

DESCRIPTION

Semi detached property set back and hidden away from the road in large plot.

Built in approximately 1900 this family home offers many traditional features. The property benefits from an open plan lounge/dining room and a further sitting room at the rear and three double bedrooms to the first floor. Externally there is a detached garage, large plot laid to lawn set down a quiet lane with only one neighbour. Within walking distance of the village's primary school which has recently been rebuilt and the postcode is in the catchment for the secondary school at Burry Port, also easy access to the doctor's surgery, grocery shop and public houses. Trimsaran is ideally situated for access to Llanelli Town, the coast at Burry Port and the town of Carmarthen to the West.

VESTIBULE

Enter via double glazed front door, glazed door to:

HALLWAY

Staircase to first floor, radiator, built-in understairs storage cupboard.

LOUNGE / DINING ROOM

22'7 x 11'6 / 9'6 (6.88m x 3.51m / 2.90m)
Double glazed window to front and side, 2 radiators, doors to:

KITCHEN

9'7 x 7'8 (2.92m x 2.34m)
Lean-to double glazed roof, radiator, fitted base and wall units incorporating work surface above, stainless steel sink with drainer, plumbing for washing machine, space for cooker, built-in storage cupboard, door to:

BATHROOM

White suite comprising of panel bath, pedestal wash hand basin, WC, part tiled walls, heated towel rail, built-in airing cupboard housing boiler, radiator, double glazed window.

SITTING ROOM

13'1 x 9'5 (3.99m x 2.87m)
Internal glazed window, radiator, built-in cupboards.

FIRST FLOOR LANDING

Split level with access to loft, doors to:

BEDROOM 1

16'2 x 10'2 (4.93m x 3.10m)
Two double glazed windows to front, radiator.

BEDROOM 2

12'1 x 9'9 (3.68m x 2.97m)
Double glazed window to rear, radiator.

BEDROOM 3

13'5 x 9'6 (4.09m x 2.90m)
Double glazed window to side, radiator.

EXTERNALLY

To the front there is an enclosed forecourt laid to lawn and a single **DETACHED GARAGE.**

Gated access with the potential for off road parking for 2 cars leading to rear garden. Oil storage tank.

SERVICES

We are advised mains electricity and water connected. Oil tank and cesspit.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

On leaving Llanelli on the main B4309 heading out to Furnace to the mini-roundabout take the first left along Cwmbach Road. Stay on this B4309 for approximately 5 miles. On entering Trimsaran, take the left turn into Heol Waun Y Clun and you will need to take the turning right into Llys Y Godian, follow the road to the end and onto the lane and the property will be situated on the right hand side.