Approximate total area(1)

1248 ft²
115.9 m²

Balconies and terraces

555 ft²
51.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on AJS/SC/0326/draft

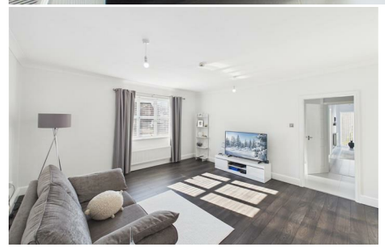
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

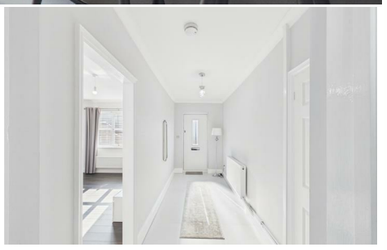
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

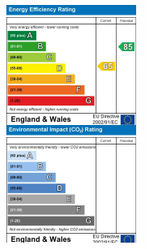
01554 759655
www.westwalesproperties.co.uk





19 Heol Llanelli, Trimsaran, Kidwelly, SA17 4AG

- Detached Traditional Bungalow
- Spacious Kitchen/breakfast/family/diner
- Good-size Plot With Ample Parking, Decked Terrace & Garden
- Village Location
- Three Double Bedrooms
- Immaculately Presented Throughout
- One To View!
- EPC RATING D. COUNCIL TAX BAND D.

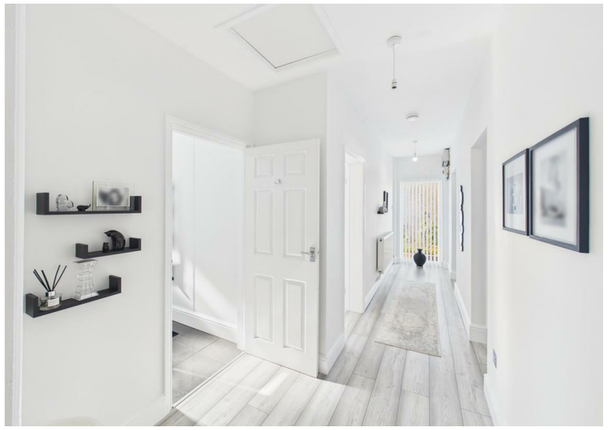


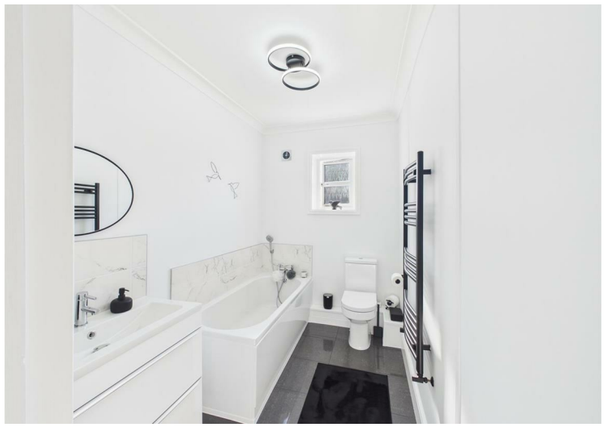
Price £274,950

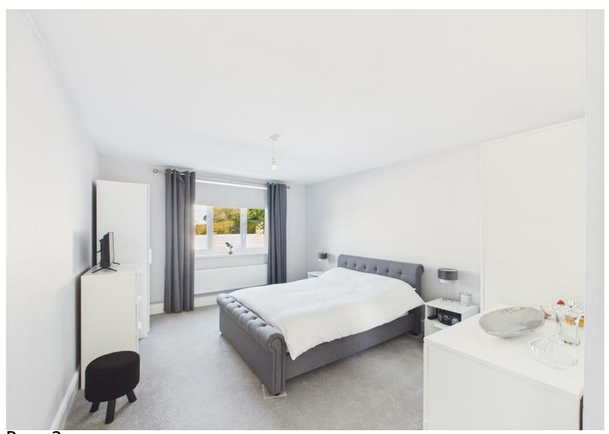
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

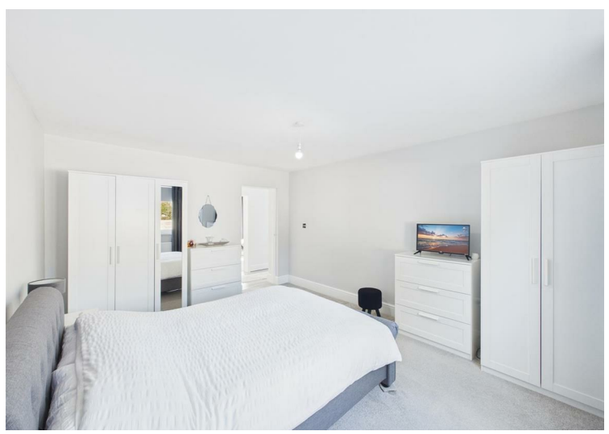
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile









Purchased in 2023 by the current vendors, who transformed this run-down and tired bungalow into the modern, "turn-key" bungalow you see in front of us today! All that's left for the lucky buyers of this bungalow is to put their own stamp on the garden, if they want to. Situated on Heol Llanelli and peeking behind the boundary wall, this bungalow sits on a spacious plot which offers ample parking, a good-sized decked terrace and the remainder of the garden laid to lawn. Call us today on 01554 759655 to arrange your viewing. EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises: Hallway, lounge, spacious kitchen/breakfast/family/dining room with Howdens kitchen fitted '24, utility room, inner hallway, bathroom and three double bedrooms. Externally a good size plot with small lawn to the front, driveway to the side offering ample parking for an array of vehicles, large decked terrace area and the remainder laid to lawn.

Trimsaran is a community and former mining village which lies on the B4308 between Llanelli and Kidwelly, in the Welsh county of Carmarthenshire. Trimsaran is six miles from Llanelli and 13 miles from Carmarthen. It is close to Burry Port harbour, Pembrey Country Park and the Millennium Coastal Park. Trimsaran offers a local primary school, convenience shop, pharmacy and is very popular with walkers because of the pretty scenery the village offers

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band D. Flat roof over extension with a rubber roof installed 10/23 with a 20-year warranty (on file). Patio door was installed in 1/24 (invoice on file). Additional PVCu installed 10/23 (invoice on file). The following is noted on the title - "The deeds and documents of title having been lost the land is subject to such restrictive covenants as may have been imposed thereon before 28 October 1983 and are still subsisting and capable of being enforced". The vendor has made us aware that the property shares the water main with a neighbour. For this location, according to Ofcom, the following information applies: Broadband availability - up to Superfast (80 Mbps); Mobile availability - full mobile phone coverage for O2 and Vodafone, variable mobile phone coverage for EE and Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

KITCHEN/BREAKFAST/FAMILY/DINER ROOM

UTILITY ROOM

INNER HALLWAY

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.