



Approximate total area⁽¹⁾
1925.13 ft²
178.85 m²



(1) Excluding balconies and terraces.
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/0223/OK

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.

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



59 Culla Road, Trimsaran, Kidwelly, Carmarthenshire, SA17 4DA

- Executive Detached Property
- Four Double Bedrooms
- Immaculately Presented Throughout
- Double Garage & Driveway
- Viewing A Must!
- Two/Three Reception Rooms
- Cloakroom, En-suite Shower Room & Bathroom
- Good-size Enclosed Plot Measuring 0.18 Acre
- Front & Rear Gardens
- **EPC RATING C**

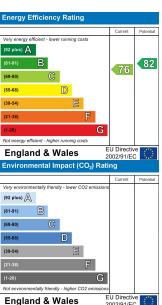
Offers In Excess Of £400,000

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





Set back on Culla Road, Trimaran we have this very unique, executive property built by a well-known local builder who initially built it for himself in 2004 on a plot that measures 0.18 of an acre. This stunning stone-faced property is a perfect example of a family home, lending itself to the spacious rooms, immaculate presentation and amazing space outside for everyone to enjoy and located in a quiet village with local amenities as well as idyllic scenery to enjoy some quiet life with the family. Viewing is highly recommended to appreciate everything this property has to offer from the size, presentation and location. EPC RATING C.

Accommodation comprises of : Entrance hall, cloakroom study, lounge, dining room/siting room, kitchen/breakfast room, utility, bathroom four double bedrooms-master with en-suite shower room and two walk-in wardrobes. Externally, spacious frontage which offers a double garage and driveway offering more off-road parking and a well-maintained lawned area. To the rear, an enclosed garden which offers a patio area, good-sized level lawn and raised decked area.

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.

ENTRANCE HALL

CLOAKROOM

6'11" (max) x 5'8" (max) (2.13 (max) x 1.73 (max))

STUDY

10'0" x 8'6" (3.06 x 2.61)

LOUNGE

17'3" x 15'11" (5.28 x 4.86)

DINING ROOM/SITTING ROOM

13'0" x 11'2" (3.98 x 3.41)

KITCHEN/BREAKFAST ROOM

14'7" (max) x 13'1" (max) (4.47 (max) x 3.99 (max))

UTILITY ROOM

10'1" x 7'8" (3.09 x 2.36)

FIRST FLOOR-LANDING

BEDROOM 1

12'11" x 10'11" (3.96 x 3.335)

ENSUITE SHOWER ROOM

8'2" x 7'8" (2.50 x 2.36)

BEDROOM 2

16'0" (max) x 11'9" (max) (4.88 (max) x 3.59 (max))

BEDROOM 3

15'5" x 8'6" (4.70 x 2.60)

BEDROOM 4

12'11" x 11'0" (3.95 x 3.37)

BATHROOM

9'4" x 7'2" (2.86 x 2.19)



DIRECTIONS

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights and carry on traveling along the road going through the little hamlet of "Pen Y Mynydd" making your way into "Trimsaran" village. Drive down the hill and at the mini-roundabout take the second turning off signposted for "Carway". you are then on "Culla Road", the property is situated on your right, number 59.

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