

**Approximate total area<sup>(1)</sup>**  
1209.33 ft<sup>2</sup>  
112.35 m<sup>2</sup>

**Reduced headroom**  
61.88 ft<sup>2</sup>  
5.75 m<sup>2</sup>

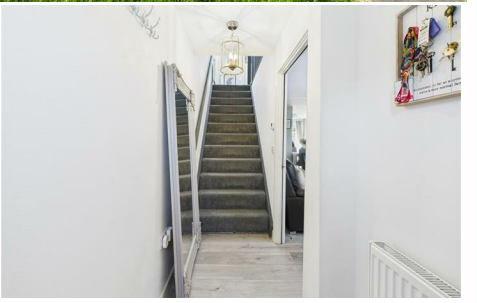
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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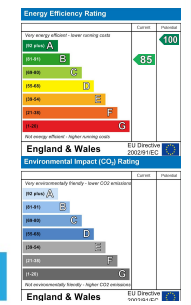


**Ardwyn, 46B Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AG**

- Timber-framed, Semi-detached Property
- Cloakroom, Upstairs Family Bathroom & Jack and Jill En-suite Shower-room to Second Floor Bedrooms
- Parking At The Rear
- Village Location
- EPC RATING B . COUNCIL TAX BAND C.
- Four Double Bedrooms
- Front & Rear Enclosed Gardens
- Modern & Immaculately Presented
- One To View!

**£210,000**

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



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 gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.  
TAX: Band C

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

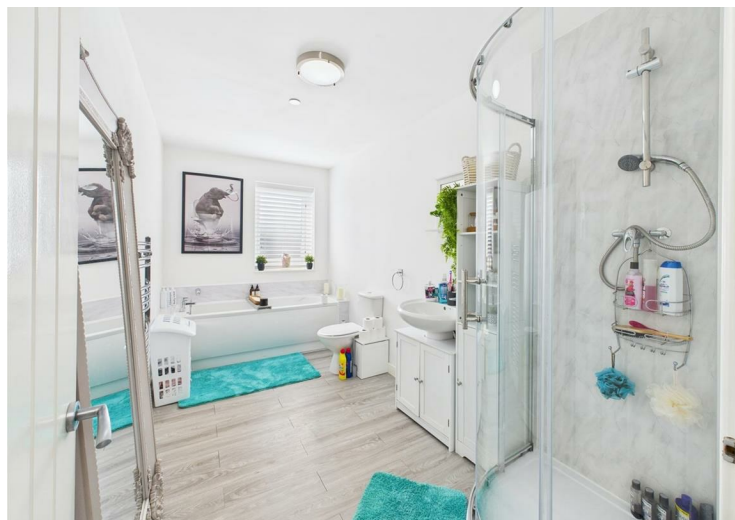
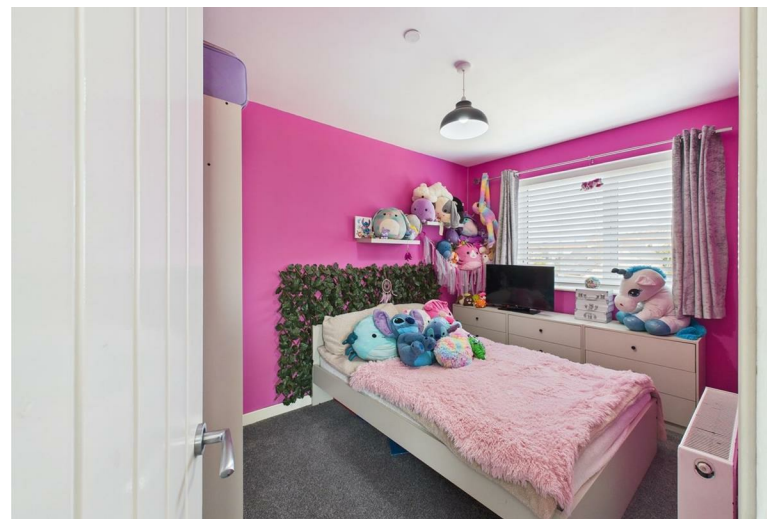
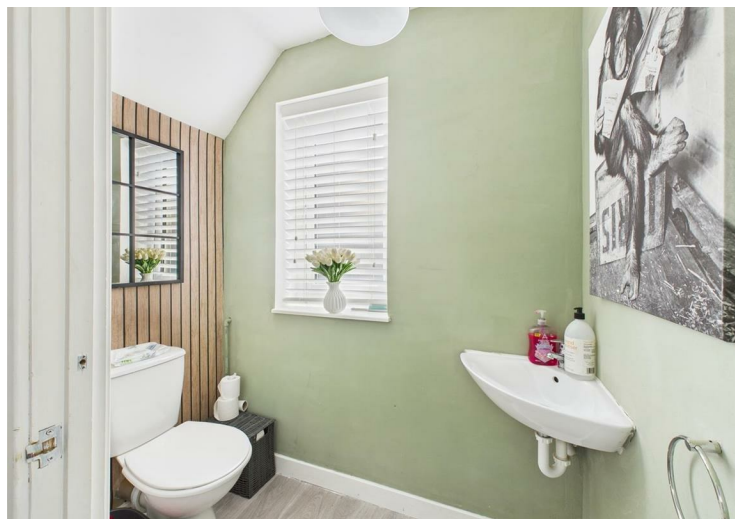
TAKE ON AKF/SC/0425/OK

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.

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

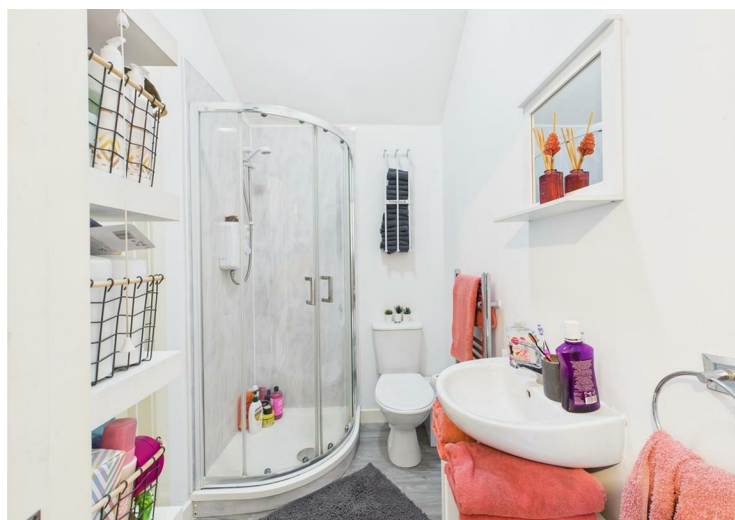




Set back from the main road and sitting proudly on Heol Llanelli, we have for sale this timber-framed, semi-detached property built in 2020 with four double bedrooms- two with a "Jack and Jill" en-suite shower room. This immaculately presented property gives a true reflection of a modern family home with open-plan lounge/kitchen/diner and is a prime example of a "turn key". Call us today on 01554 759655 to get your appointment booked in. Viewing is highly recommended to appreciate the presentation, size and location. EPC RATING B. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, open-plan lounge/kitchen/diner, cloakroom, first floor landing, two double bedrooms and family bathroom, second floor landing with a two further double bedrooms and a "Jack and Jill" en-suite shower room. Externally, to the front an enclosed garden mainly laid to lawn with secure gated pedestrian access into the rear garden. To the rear an enclosed garden with patio, an enclosed garden laid to lawn then secure gated pedestrian access into the parking area which can house an array of vehicles.

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**

- HALLWAY**
- OPEN-PLAN LOUNGE/DINER/KITCHEN**
- UNDERSTAIRS STORAGE**
- CLOAKROOM**
- LANDING-FIRST FLOOR**
- FAMILY BATHROOM**
- BEDROOM 4**

- BEDROOM 3**
- LANDING-SECOND FLOOR**
- BEDROOM 1**
- JACK AND JILL SHOWER ROOM**
- BEDROOM 2**



**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 on "Heol Llanelli". The property is situated on your left, number 46b, Ardwyn.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.