



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

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

TELEPHONE: 01554 759655



Ardwyn, 46b Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AG

- Timber-framed, Semi-detached Property
- Open-plan Living Accommodation
- Front & Rear Enclosed Gardens
- Modern & Immaculately Presented
- One To View!
- Four Double Bedrooms
- 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.

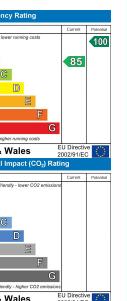
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The Agent that goes the Extra Mile



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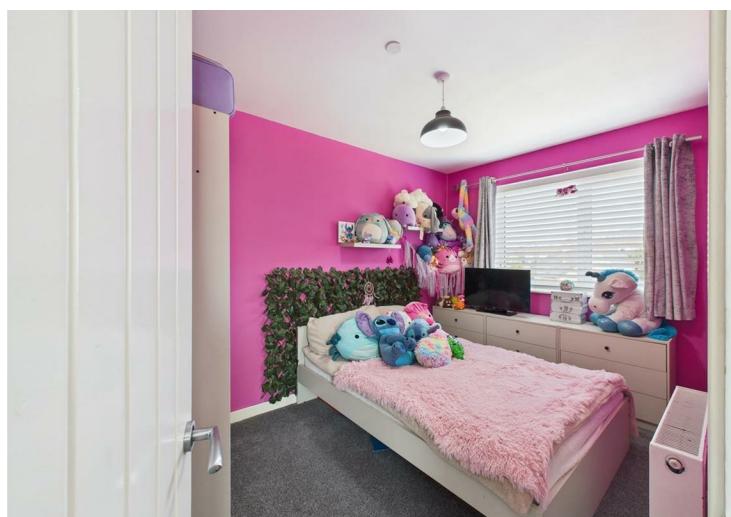
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..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Timber-framed property. Mains gas, water, electricity, and sewerage are connected. Council tax band C. There are covenants on the title, we have a copy on file. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability-full mobile coverage for O2, limited phone coverage for EE and Vodafone, no mobile coverage for Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Shared private lane/drive access for this property and numbers 46 & 46a-if there are

maintenance costs, they split between the 3 properties. There is a rainwater soakaway in the drive and numbers 46 & 46b have access to. Off-road parking situated at the rear.

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 in our TV channel to view our location videos about the area.