

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

TAX: Band 'A'

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

Take-on AKF/SC/1225/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

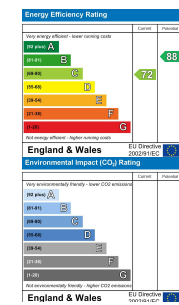


## 91 Trilwm, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AP

- Semi-detached, Ex-local Authority Bungalow
- Wet-room
- Off-road Parking
- Popular Village Location
- Two Bedrooms
- Enclosed Rear Garden With Views Of Neighbouring Fields
- Quiet Residential Estate
- EPC RATING C. COUNCIL TAX BAND A.

**£145,000**

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**The Agent that goes the Extra Mile**







Looking for a bungalow that's located in the quiet semi-rural village location of Trimsaran, but also has the added bonus of being a short drive to our beautiful coastal towns of Llanelli, Burry Port and Pembrey, then look no further. Don't be fooled by first appearances, step inside and you will be pleasantly surprised at what's waiting inside. Deceptively spacious and versatile all under one roof, that's all you have to do is book a viewing today on 01554 759655. EPC RATING C. COUNCIL TAX BAND A.

Accommodation comprises of : Hallway, lounge, kitchen/diner, wet-room, two bedrooms and plenty of storage. Externally, off-road parking to the front and to the rear and enclosed garden which comprises of : Patio and the remainder laid to lawn, and outbuildings.

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, ex-local authority bungalow. Mains water, electric, gas and sewerage connected—council tax band A. There are covenants and easements on the title; we hold a copy on file. Asbestos roof on outbuildings. There is a small stream that runs behind the rear of the boundary which takes allows the water to run down from the mountain. External wall insulation to the front of the property. The vendor has informed us that a neighbour has been served with an ASBO notice previously. For this location, according to Ofcom, the following information is available: Broadband availability —up to Superfast (80 Mbps);

Mobile availability—Full mobile coverage for O2 and Vodaphone, limited 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.

**STORAGE CUPBOARD**

**LOUNGE**

**KITCHEN**

**HALLWAY**

**BEDROOM 2**

**BEDROOM 1**

**WET-ROOM**

**STORAGE CUPBOARD**

**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". As you drive down the hill the take the first turning on your left signposted "Trilwm", make your way towards number 91.



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