

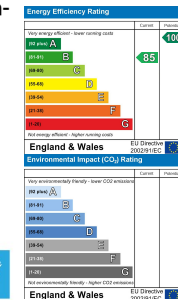


Ardwyn, 46B Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AG

- Timber-framed, Semi-detached Property
- Open-plan Living Accomodation
- 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.

£210,000

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



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The Agent that goes the Extra Mile





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.

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. An enclosed rear a spacious driveway offering ample parking for an array of vehicles and to the rear and enclosed garden with a raised level-lawn then a second decked area which does need attention.

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