

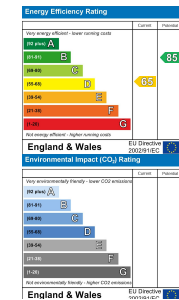
19 Heol Llanelli, Trimsaran, Kidwelly, SA17 4AG

- Detached Traditional Bungalow
- Spacious Kitchen/breakfast/family/diner
- Good-size Plot With Ample Parking, Decked Terrace & Garden
- Village Location
- Three Double Bedrooms
- Immaculately Presented Throughout
- One To View!
- EPC RATING D. COUNCIL TAX BAND D.

Price £274,950



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





Purchased in 2023 by the current vendors, who transformed this run-down and tired bungalow into the modern, "turn-key" bungalow you see in front of us today! All that's left for the lucky buyers of this bungalow is to put their own stamp on the garden, if they want to. Situated on Heol Llanelli and peeking behind the boundary wall, this bungalow sits on a spacious plot which offers ample parking, a good-sized decked terrace and the remainder of the garden laid to lawn. Call us today on 01554 759655 to arrange your viewing. EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises: Hallway, lounge, spacious kitchen/breakfast/family/dining room with Howdens kitchen fitted '24, utility room, inner hallway, bathroom and three double bedrooms. Externally a good size plot with small lawn to the front, driveway to the side offering ample parking for an array of vehicles, large decked terrace area and the remainder laid to lawn.

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. Mains gas, water, electricity, and sewerage are connected. Council tax band D. Flat roof over extension with a rubber roof installed 10/23 with a 20-year warranty (on file). Patio door was installed in 1/24 (invoice on file). Additional PVCu installed 10/23 (invoice on file). The following is noted on the title - "The deeds and documents of title having been lost the land is subject to such restrictive covenants as may have been imposed thereon before 28 October 1983 and are still subsisting and capable of being enforced". The vendor has made us aware that the property shares the water main with a neighbour. For this location, according to Ofcom, the following information applies: Broadband availability - up to

Superfast (80 Mbps); Mobile availability - full mobile phone coverage for O2 and Vodafone, variable 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.

HALLWAY

LOUNGE

KITCHEN/BREAKFAST/FAMILY/DINER ROOM

UTILITY ROOM

INNER HALLWAY

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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