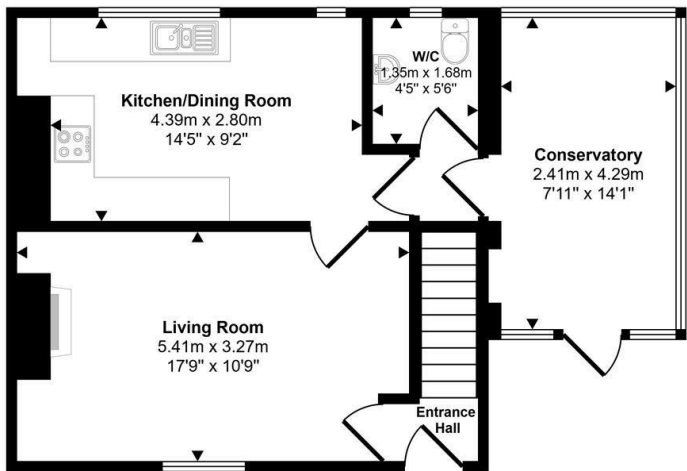
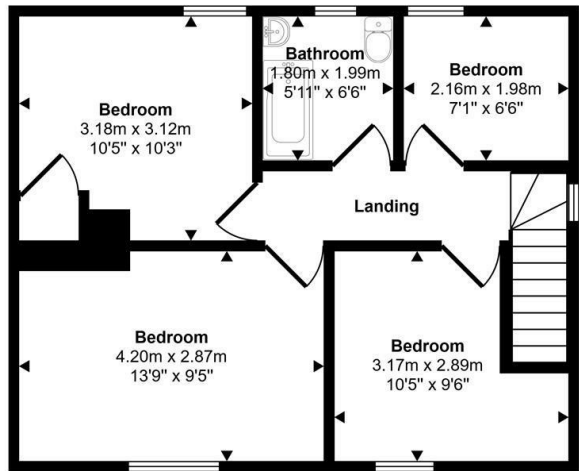


Approx Gross Internal Area
96 sq m / 1039 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft



First Floor
Approx 46 sq m / 492 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private drainage
HEATING: Air Source Heat Pump
TAX: Band A

We would respectfully ask you to call our office before you view this property internally or externally

CFP/LSM/07/25/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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

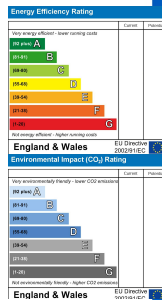


1 Bryn Avenue, Trimsaran, Kidwelly, Carmarthenshire, SA17 4LA

- END OF TERRACE
- CONSERVATORY
- RURAL LOCATION
- DRIVEWAY PARKING
- AIR SOURCE HEAT PUMP
- FOUR BEDROOMS
- CORNER PLOT
- GARDEN TO FRONT, SIDE AND REAR
- SOLAR PANELS
- EPC - B

£180,000

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The Agent that goes the Extra Mile





DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309, Continue onto B4309, Turn right onto B4317, At the roundabout, take the 2nd exit and stay on B4317, Turn right onto Bryn Ave. The property will be on your right. What3Words Reference; ///unsecured.living.atlas

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