



Approx Gross Internal Area



01267 236655 www.westwalesproperties.co.uk





VIEWING: By appointment only via the Agents. 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

Kitchen/Dining Roon

14'5" x 9'2"

Living Room 5.41m x 3.27m 17'9" x 10'9"

Ground Floor

Approx 51 sq m / 547 sq ft

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

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.

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

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80m x 1.99n

3.17m x 2.89m 10'5" x 9'6"

3.18m x 3.12m

10'5" x 10'3"

4.20m x 2.87m

First Floor

Approx 46 sq m / 492 sq ft

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



Page 4

Page 1





















An end-of-terrace house is set on a corner plot in the village of Trimsaran. Ideally located with easy access to both Llanelli and Carmarthen, the property is also just a short drive from the scenic Pembrey Country Park and the renowned Ffos Las Racecourse. Situated down a country lane, it offers the perfect blend of tranquility and convenience.

The accomodation comprises of hallway, a lounge, and a kitchen/breakfast room. There is also a WC on the ground floor, along with a conservatory that provides a view over the rear garden. The house offers four bedrooms and a family bathroom, providing plenty of room for family living or those seeking extra space.

Externally, the property has a gated tarmac driveway with ample space for multiple vehicles. The front garden is beautifully landscaped with a variety of plants and shrubs, adding charm and curb appeal. At the rear, the enclosed garden is a peaceful retreat, with a well-maintained lawn and flower beds creating a tranquil outdoor space to relax and enjoy.

The property also features modern energy-efficient upgrades, including the installation of an Air Source Heat Pump in 2024, providing comfort and cost savings throughout the year. In addition, solar panels and an electric charging point have been installed, further enhancing the home's sustainability and reducing its environmental impact.

Trimsaran is a community and former mining village, six miles from Llanelli and thirteen miles from Carmarthen. It is within short driving distance of Burry Port, Pembrey and Kidwelly. There are historical reports of mining activities taking place in the Trimsaran area dating back hundreds of years but by 1997 the last opencast mine in the area known as Ffos Las was closed. Ffos Las has been redeveloped into a popular residential estate with the "Ffos Las Racecourse" also situate here being a very popular attraction from Horse Racing, concerts and even rugby tournaments.





Pontyates MYNYDDYGARREG Kidwelly Ffos Las Racecourse 💽 Five Roa LLANDYRY Trimsaran

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.