



194 Garden Suburbs, Kidwelly, Carmarthenshire SA17 4AF
£105,000

Nestled in the village of Trimsaran, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three bedrooms, this property is ideal for families or individuals seeking extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in. One of the standout features of this home is the conservatory, which provides a delightful space to relax and enjoy the surrounding garden views, allowing natural light to flood in throughout the day. While the house is in need of refurbishment, this presents a unique chance for buyers to personalise and enhance the space to their taste. With a little imagination and effort, this property can be transformed into a residence that reflects your individual style. This semi-detached house is not just a property; it is a canvas awaiting your creative touch. Whether you are a first-time buyer or an investor looking for a project, this home in Trimsaran is a promising prospect. Don't miss the chance to make it your own. Energy Rating - C, Council Tax Band - A, Tenure - Freehold



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hall

Laminate floor, stairs to first floor

Lounge 13'2 (into bay) x 13'9 approx (4.01m (into bay) x 4.19m approx)

Coved ceiling, laminate wood floor, radiator, gas coal effect fire set in fire surround, uPVC double glazed bay window to front.

Kitchen with Dining Area 52'5"29'6" x 22'11"16'4" approx (16'9 x 7'5 approx)

A fitted kitchen comprising of matching wall, base and display units with work surface over, part tiled walls, tiled floor, gas four ring hob, electric oven, stainless steel sink with mixer tap, radiator, plumbing for washing machine, space for fridge freezer, under stairs storage cupboard, uPVC double glazed window to side, uPVC double glazed window to rear, door leads into:

Conservatory 11'6 x 7'5 approx (3.51m x 2.26m approx)

uPVC double glazed windows to rear and side, laminate wood floor, uPVC double glazed entrance door to rear garden.

First Floor

Landing

Coved ceiling, access to loft space, uPVC double glazed window to side, radiator.

Bedroom One 8'4 x 8'6 approx (2.54m x 2.59m approx)

Built in wardrobes with sliding doors and houses wall mounted boiler, radiator, uPVC double glazed window to front.

Bedroom Two 11'1 x 8'0 approx (3.38m x 2.44m approx)

Radiator, uPVC double glazed window to front.

Bedroom Three 7'7 x 7'6 approx (2.31m x 2.29m approx)

Picture rail, radiator, uPVC double glazed window to rear.

Shower Room 5'2 x 5'0 approx (1.57m x 1.52m approx)

A three piece suite comprising of walk in shower, wall mounted wash hand basin, low level W.C., extractor fan, part respatex walls, radiator, uPVC double glazed window to front

External

The front of the property is paved with side pedestrian access leading to a good size rear garden. The rear garden is laid mainly to lawn with paved area. Greenhouse, Storage Shed and External W.C.

Council Tax Band

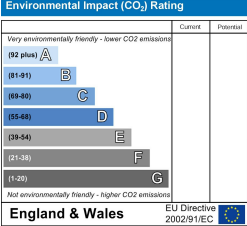
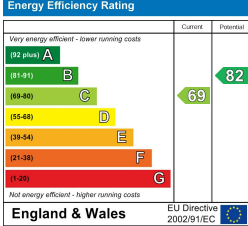
We are advised the Council Tax Band is A

Tenure

We are advised the tenure is Freehold

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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