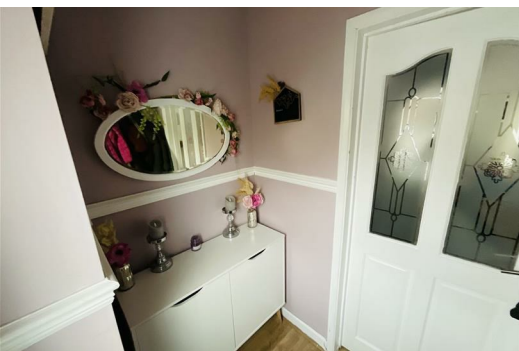




## 53 Heol Morlais, Kidwelly, Carmarthenshire SA17 4DF £159,995

Nestled in the charming village of Trimsaran, Kidwelly, this delightful terraced house on Heol Morlais offers a perfect blend of comfort and character. The property features three inviting bedrooms, ideal for families or those seeking extra space for guests or a home office. Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, providing a warm and inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout. The cottage-style bedrooms exude charm and warmth, making them perfect retreats at the end of a long day. The property also includes a well-appointed bathroom, ensuring convenience for all residents. Located in a peaceful area, this home is surrounded by the natural beauty of the Welsh countryside, offering a tranquil lifestyle while still being within easy reach of local amenities. Trimsaran boasts a friendly community and is conveniently situated for access to nearby towns and transport links. This terraced house is an excellent opportunity for those looking to settle in a picturesque location with a strong sense of community. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress with its charming features and inviting atmosphere. Don't miss the chance to make this lovely house your new home. Council Tax Band: B, Tenure: Freehold, EPC: D.





Entrance:

Via composite door into:

Entrance hallway 4.3x5.7 (1.22m.0.91mx1.52m.2.13m)

Textured ceiling. Electric and gas mains on wall. Dado rail and laminate flooring.

Living/Dining area 21.7x13.1 (6.40m.2.13mx3.96m.0.30m)

Textured ceiling. Smoke alarm. Dado rail. Gas fire. Built in cupboard and understairs cupboard. Two radiators on either side of the room. Window to the front and back of the room. Laminate flooring.

Kitchen 11.4x8.7 (3.35m.1.22mx2.44m.2.13m)

Textured ceiling. Upper and lower cabinets with two glass display cabinets. Radiator. Tiled backsplash. Built in oven with extractor fan. Double sink. Window. Tiled flooring.

Bathroom 10.6x8.7 (3.05m.1.83mx2.44m.2.13m)

Textured ceiling.Two double glazed windows. Vent on wall. Shower cubicle, bath with hand held shower, vanity housed wash basin, hidden cistern wc.Additional storage cupboards.Tiled floor,part tiled walls,radiator

First Floor:

Landing

Landing with attic hatch, attic carpeted with electric socket and a sky light. Textured ceiling.

Bedroom 1 10.5x8.3 (3.05m.1.52mx2.44m.0.91m)

Textured ceiling.Tilt and turn window. Radiator. Carpet

Bedroom 2 10.6x7.1 (3.05m.1.83mx2.13m.0.30m)

Textured ceiling, radiator, carpet. Tilt and turn window

Bedroom 3 11.3x7.1 (3.35m.0.91mx2.13m.0.30m)

Textured ceiling, radiator, carpet. Tilt and turn window

Outside patio

Patio to the front of the property with a wall around.

Garden

Back garden with pebbles at the fore front leading to lawn.Storage shed which has three compartments. Fruit trees at the back of the garden.

Tenure

We are advised the tenure is Freehold.

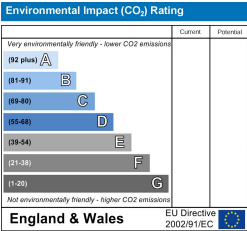
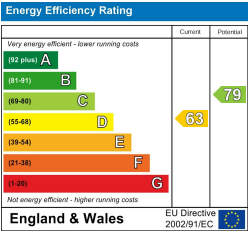
Council tax band

We are advised the council tax is band B.

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

In accordance with section 21 of the estate agents act 1979, we disclose that the seller of this property is connected with this firm.



GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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