

## 76 Trilwm, Trimsaran, Kidwelly, SA17 4AW



**Offers in the region of £124,995**



Semi-detached three bedroom house with side driveway located in Trimsaran, a village location approximately 4 miles from the coast, and offering good local amenities, chemists, doctors, new primary school, local mini market, leisure centre.

The property is steel frame construction, it does have its repair works paperwork from the council. There are some internal updating works needed to make this house your home. Living space offers three bedrooms, upstairs bathroom, ground floor offers living room to front, kitchen dining room to rear with conservatory added. The garden is a good size and offers scope to landscape to your needs.

EPC: D Square metres: 83 Council Tax Band: B

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## Hallway

Window to side, stairs to first floor, radiator, under stair cupboard.



## Living Room

13'10" x 12'0" (4.24 x 3.68)

Window to front, radiator, fireplace with back boiler.

## Kitchen Dining Room

20'3" x 9'6" (6.19 x 2.92)

Base and wall units, sink, spaces for fridge freezer, washing machine, cooker, area for table and chairs, radiator, door to side, window to rear, sliding door to conservatory(not in use).



## Conservatory

10'5" x 9'11" (3.19 x 3.04)

Glazed to three sides, opaque roof, French doors to side, please note the sliding door from kitchen will need fixing it doesn't open.



## FIRST FLOOR Landing

Loft access, window to side, airing cupboard housing heating tank.



## Bedroom 1

10'10" x 9'11" (3.32 x 3.03)

Window to front, radiator, built in wardrobes.



## Bedroom 2

11'9" x 11'0" (3.59 x 3.36)

Window to rear with views, radiator.



## Bedroom 3

9'3" x 7'11" (2.82 x 2.42)

Window to front, radiator, partial stair plinth.



## Bathroom

8'3" x 5'2" (2.54 x 1.59)

Wc. basin, bath with shower over ( shower not working ), window to side and rear, tiled floor, radiator.



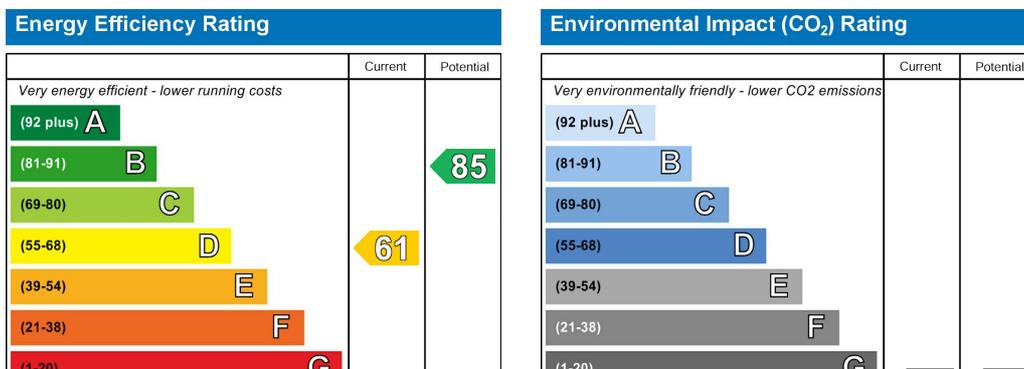
## Externally

Front walled and lawned garden, side driveway, open access to rear good size garden ready to landscape.



## Services

Advised all services are mains. Wide angled lens has been used on occasion.



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

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