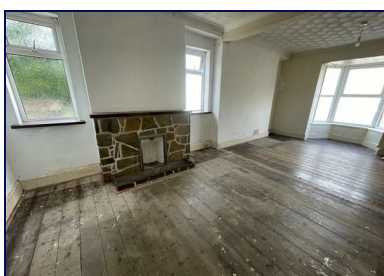


## 22 Bryncaerau, Trimsaran, Kidwelly, Carmarthenshire, SA17 4DW



**Offers in the region of £149,995**



An opportunity to renovate and modernise a four bedroom semi-detached period property in the village of Trimsaran. The property has a long rear garden, large garage in need of repair and a long access lane that runs along the rear of the neighbouring properties on the road. 0.26 acres total space.

The house has one larger front living room, a dining room opening to the kitchen on the side elevation, access to the downstairs bathroom and wc is narrow. Upstairs offers the four bedrooms. Externally there is a parking bay to the side, a lower cellar to the outside handy for storage, further storage spaces, derelict outside shed and a large garage with pit to the bottom of the garden. Uniquely a long gated private lane belongs to the house and runs along the rear.

No onward buying chain.

EPC: E. Square metres: 119 Council Tax Band: C

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**RICS**



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## Living Room

21'6"(9'6") x 16'9"(9'10") (6.56(2.92) x 5.12(3.01))

Front door, two radiators, bay window facing front, two windows facing side, fireplace, wall mounted consumer unit, original floor boards.



## Inner Hall

Stairs to first floor, under stair cupboard.

## Dining Room

16'6" x 8'4" (5.05 x 2.55)

Radiator, opening to kitchen, untested fire, three steps to rear lobby/bathroom, original floorboards.



## Kitchen

13'6" x 7'11" (4.12 x 2.43)

Door to side, windows to side and rear, base and wall units, sink, spaces for appliances, radiator.



## Lobby



## Separate WC

Window to side, wc.



## Bathroom

12'11" x 4'11" (3.95 x 1.50)

Window to rear, airing cupboard, bath, shower, wash hand basin, radiator.



## FIRST FLOOR

### Landing

Turn stairs, loft access.



### Bedroom 1

12'0" x 8'11" (3.68 x 2.73)

Window facing front, radiator, original floor boards.



### Bedroom 2

16'9" x 8'3" (5.13 x 2.52)

Window to side, cupboards housing boiler, radiator, original floorboards.



### Bedroom 3

10'7" x 9'3" (3.23 x 2.82)

Window facing rear, radiator, original floorboards.



### Bedroom 4

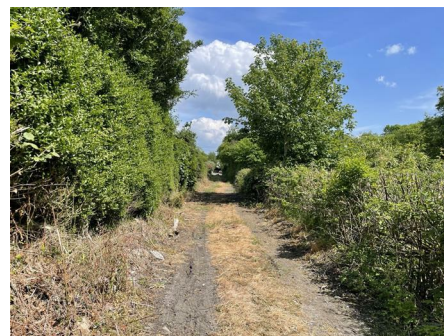
8'9" x 7'5" (2.68 x 2.27)

Window facing front, radiator, cupboard, Original floorboards.



### Externally

Front forecourt, side parking bay, ramp to side door, outside sheds in need of repair, patio area, door to cellar and outside storage, grassed area leads down to the detached garage with pit and accessed via the long rear private lane, accessed via the main road and gated.



## Garage

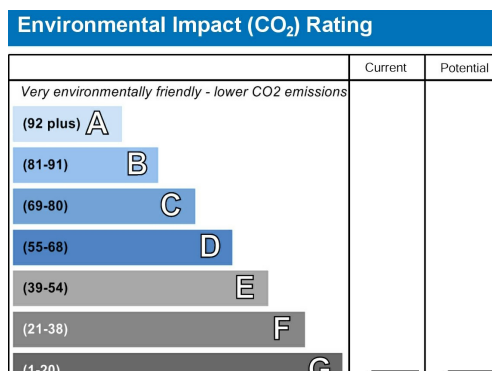
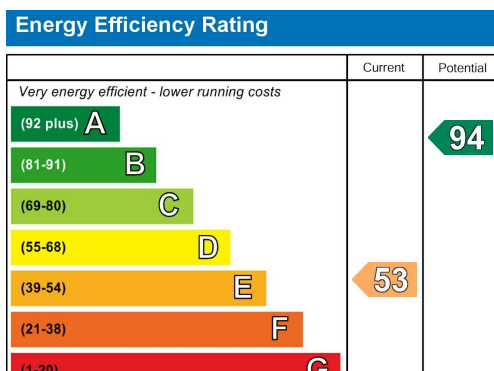
32'0 x 10'6 (9.75m x 3.20m)

In need of repair, accessed via long rear lane.



## Services

Advised all 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

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.