

## **59, Garden Suburbs, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AD**



**Asking price £149,995**



Located in the village of Trimsaran, a three bedroom semi-detached house with long rear garden and handy access to the rear parking bay which could be handy for caravans, motor home etc. There is also a parking bay to the front.

The area has a new local primary school, chemist, mini market, access roads lead to the coastline with its lovely beaches and walks.

Accommodation offers two receptions, kitchen & utility to ground floor as part of the extension. There are three bedrooms and bathroom to first floor.

EPC: C Square Metres: 87 Council Tax: A

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## Hall

Stair to first floor, radiator, wall mounted electrics, laminate flooring



## Front Living Room

10'11" x 9'6" (3.35 x 2.90)

Bay window to front, fireplace, laminate flooring, alcoves.



## Rear Dining Sitting Room

17'6" x 10'10" (5.34 x 3.31)

Window to side, fireplace, radiator, laminate flooring, alcoves, double doors to kitchen.



## **Kitchen**

**16'2" x 8'4" (4.95 x 2.55)**

Glazed roof, base and wall units, sink, built in oven, five ring gas hob, space for fridge freezer, tiled floor, part tiled walls, radiator, double doors from sitting room.



## **Utility Rear Porch**

**15'9" x 6'7" (4.82 x 2.03)**

Sloping opaque roof, door and glazed to rear.



## **FIRST FLOOR**

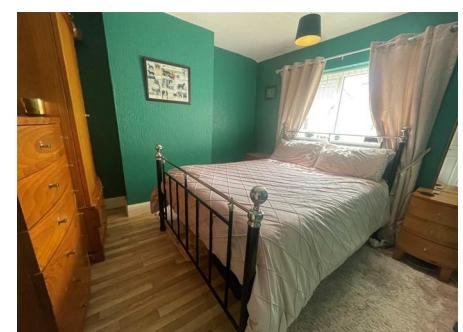
### **Landing**

Loft access, window to side.

### **Bedroom 1**

**10'11" x 10'6" (3.35 x 3.22)**

Window to front, radiator, vinyl flooring.



### **Bedroom 2**

**10'11" x 10'7"(9'4") (3.35 x 3.24(2.85))**

Window to rear, radiator, views, vinyl flooring, cupboard housing boiler.



## **Bedroom 3**

**7'10" x 6'11" (2.39 x 2.13)**

Window to front, radiator, over stair cupboard, vinyl flooring.



## **Bathroom**

Corner shower, wash hand basin, wc, vinyl flooring, window to rear, heated towel rail.

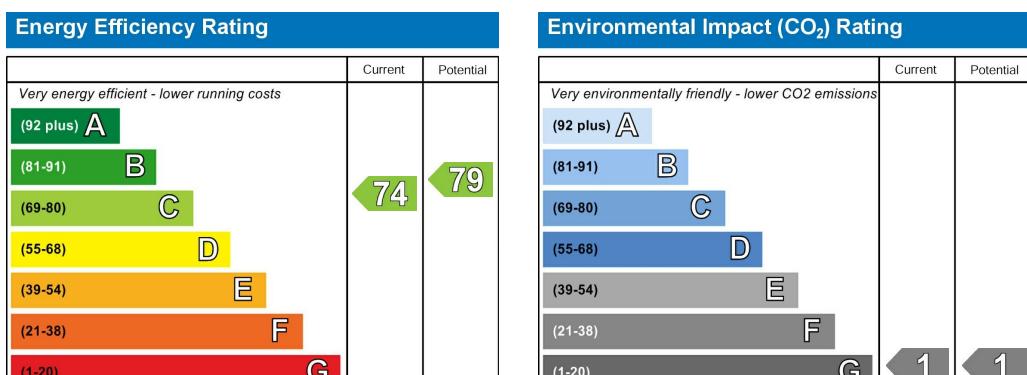


## **Externally**

Front off road parking bay, could be widened, side gated pathway to rear. Rear garden split into patio terrace, lower garden, outside garage/store, parking bay accessed via rear lane access.

## **Services**

Advised all mains. Solar panel details available on request. 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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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.