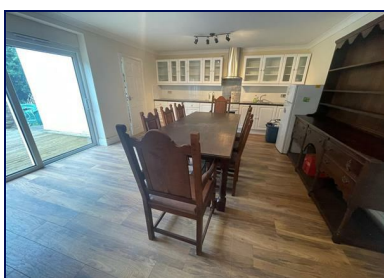


19 Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AG



Asking price £225,000



Three double bedroom detached bungalow formerly a doctors surgery in the village of Trimsaran. The property stands set back from the main Heol Llanelli road going through the village, gated access to the ample parking area on the driveway. There is no onward buying chain.

The gardens are in need of attention but offer scope to landscape further. Living space is entered via hallway, excellent size kitchen to rear, utility and good sized living room to front, hall leads to the modern bathroom, and three double bedrooms. All mains services.

EPC: C70 Council tax band: TBC

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RICS



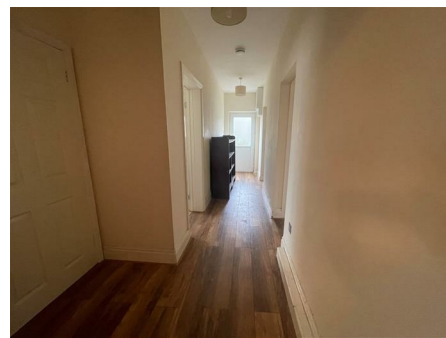
naea | propertymark

PROTECTED

Hall

20'0 x 3'8(6'5) (6.10m x 1.12m(1.96m))

Laminate flooring, loft access, fuse box, door.



Kitchen Dining Room

19'5 x 14'6 (5.92m x 4.42m)

Sliding doors to rear deck, space for large table and chairs and dresser, range of base and wall units, worktop housing sink, integrated oven, ceramic hob, space for fridge freezer, part tiled walls, laminate flooring.



Utility

8'1 x 6'3 (2.46m x 1.91m)

Tiled floor, wall mounted boiler, window facing rear, door to side, space for washing machine and tumble dryer.

Living Room

21'2 x 15'9 (6.45m x 4.80m)

Twin windows to front and side, three radiators, laminate flooring.



Bathroom

9'1 x 5'7 (2.77m x 1.70m)

Bath shower over, wash hand basin, w.c, tiled floor, heated towel rail, window facing front, extractor fan, tiled walls.



Bedroom 1

14'5 x 9'11 (4.39m x 3.02m)

Window facing rear, radiator, carpet.



Bedroom 2

14'5 x 11'7 (4.39m x 3.53m)

Window facing rear, radiator, carpet.



Bedroom 3

13'5 x 11'5 (4.09m x 3.48m)

Window to front, radiator, carpet.



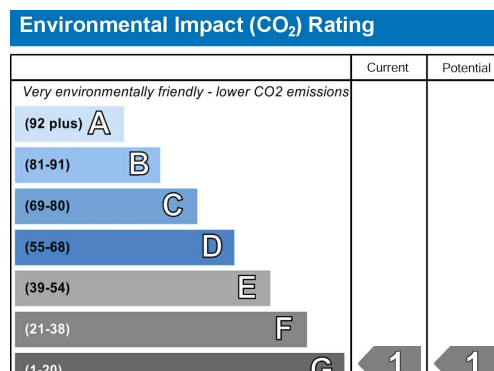
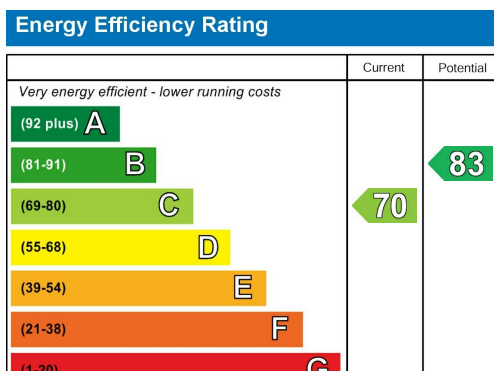
Externally

Gated access to front overgrown garden, side driveway, rear enclosed decked area, overgrown rear garden.



Services

Advised all mains. Wide angled lense 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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