

Claydale, 25 Heol Waunyclun, Trimsaran, Kidwelly, Carmarthenshire, SA17 4BL



Asking price £485,000



Claydale stands on two plots when it was built 16 years ago, the main four double bedroom house and manicured gardens, and the expanse of gravelled driveway/parking areas, detached garage and outbuilding. The property is very well maintained and presented internally and externally. The property has all mains services, is set in the village of Trimsaran, with local shops, chemist, primary school and excellent commuting links on offer, all add to the areas appeal, the coastline is a few miles by car. Outbuilding measures 30 x 30, garage measures 20 x 12, all services to hand. It is a rarity to find a property of this standard on a plot and grounds of this size.

EPC: C Square Metres: 223 Council Tax Band: F

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RICS

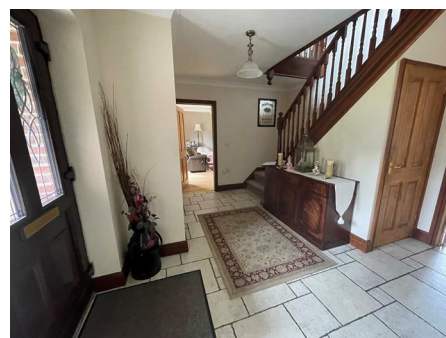


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PROTECTED

Entrance Hallway

Stairs to first floor, understair cupboard, tiled floor, carpet to stairs, radiator, coving.



Living Room

24'2 x 14'6 (7.37m x 4.42m)

Bay window to front, french doors to rear, fireplace housing electric fire, radiator, wood flooring, coving to ceiling.



Study

6'7 x 6'5 (2.01m x 1.96m)

Window to front, radiator, coving, carpet.

Dining Room

14'8 x 12'2(14'11) (4.47m x 3.71m(4.55m))

Window facing front, radiator, coving, carpet.



Kitchen Breakfast Room

28'2 x 10'7 (8.59m x 3.23m)

Made up of eating area, tiled floor, doors to conservatory and utility, spot lights to ceiling, coving. Kitchen comprises of oak front base and wall units, worktop housing one and half bowl sink, cooking range and extractor hood with brick feature, space for american fridge freezer, built in dishwasher, door to side and window to rear.



Conservatory

Glazed to three side, doors to garden terrace, tiled floor, radiator.



Utility

11'2 x 7'1 (3.40m x 2.16m)

Base and wall units, worktop, store cupboard, window facing side, space for washing machine, space for tumble dryer, tiled floor, part tiled walls, wall mounted boiler, consumer unit, radiator, door to downstairs w.c.

Downstairs W.C.

W.C., wash hand basin, tiled floor.

FIRST FLOOR

Landing

Window to front, loft access with ladder, radiator, carpet, coving, double store cupboard, single store cupboard.



Bedroom 1

15'9 x 12'2 (4.80m x 3.71m)

Window to front, built in wardrobe, radiator, carpet, coving.



En-Suite

9'8 x 6'5(8'4) (2.95m x 1.96m(2.54m))

Window to side, part tiled walls, tiled floor, radiator, bath with hand held shower, wash hand basin, w.c., extractor fan, spotlights.



Bedroom 2

14'0 x 10'7 (4.27m x 3.23m)

Window facing rear, radiator, carpet, coving.



Bedroom 3

14'8 x 11'6 (4.47m x 3.51m)

Window facing front, radiator, coving, carpet.



Bedroom 4

14'6 x 10'8 (4.42m x 3.25m)

Window to rear, carpet, coving, radiator.



Bathroom

14'3 x 8'0 (4.34m x 2.44m)

Corner shower, bath, wash hand basin, w.c., bidet, part tiled walls, tiled floor, extractor, spotlights, window to rear, heated towel rail



Externally

Walled and gated access to large expanse of gravelled parking areas for garage, house and outbuilding. Area of raised landscaped lawn with mature trees and planting. Front garden has hedge, lawn and mature planting, pathway wraps around property. Rear garden and side areas closed in and gated offering patio terrace, lawn, mature planting, vegetable garden, greenhouse, clothes drying area, raised beds.



Detached Garage

20'9 x 12'3 (6.32m x 3.73m)

Roller door, electrics in place, services have been placed if future addition of w.c., wash room required. Possible annexe conversion subject to planning consents.



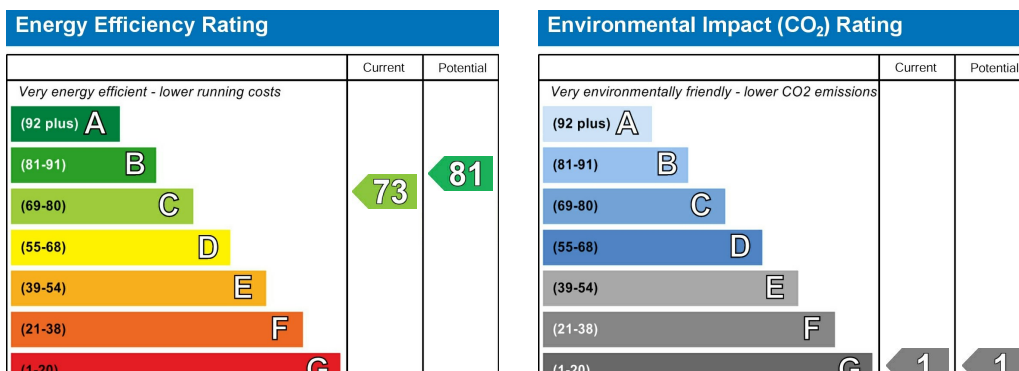
Outbuilding

30'0 x 30'0 (9.14m x 9.14m)

Electrics, mezzanine/deck level to part of the building, access metal doors

Services

Advised all mains services. 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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