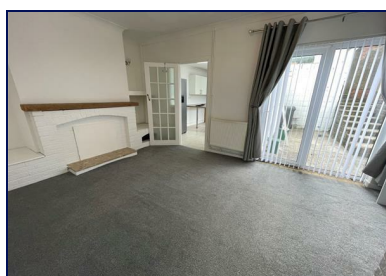


## 124 Garden Suburbs, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AE



**Asking price £129,000**



No onward buying chain, this property is ready to go.

Semi-detached three bedroom house with side access to rear garden, freshly decorated and updated. Located in the village of Trimsaran benefiting from modern new primary school, local amenities and local bus route if needed, on the outskirts of Llanelli. Accommodation offers two receptions, good size kitchen, three bedrooms and bathroom upstairs. Garden is set out in three areas, lower courtyard, mid terrace with shed enclosed, gate to rear overgrown long garden.

The property will be vacant after March, available for viewings immediately. Kitchen Appliances included in the sale are American fridge freezer, range cooker (fully working) and dishwasher.

**Mallard**  
chartered surveyors • estate agents • lettings

Proudly supporting  
*maggie's*



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: [llanelli@mallard-properties.co.uk](mailto:llanelli@mallard-properties.co.uk)

[www.mallard-properties.co.uk](http://www.mallard-properties.co.uk)

Also at Ammanford, Tel: 01269 597949 E: [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)



**RICS**



**naea | propertymark**

**PROTECTED**

## Entrance Living Room

17'9 x 10'9 (5.41m x 3.28m)

Bay window to front, main front door, stairs to first floor, two radiators, new carpet, fireplace, high level meter box cupboard.



## Sitting Room

16'2 x 10'9 (4.93m x 3.28m)

Sliding doors to rear, understair cupboard, radiator, alcoves, fireplace, new carpets.



## Kitchen

15'3 x 9'5 (4.65m x 2.87m)

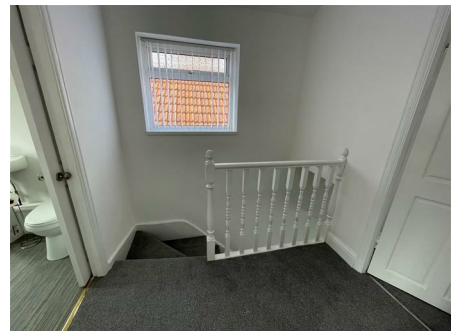
Window and door to side, range of base and wall units, worktop housing sink, American fridge freezer, range cooker, new dishwasher, washing machine, breakfast bar, part tiled walls, tiled floor, radiator.



## FIRST FLOOR

### Landing

Window to side, loft access, carpet.





### **Bedroom 1**

11'0 x 10'8 (3.35m x 3.25m)

Window to rear, new carpet, twin alcove cupboards, one housing boiler, radiator.



### **Bedroom 2**

11'0 x 9'2(10'6) (3.35m x 28.04m(3.20m))

Window facing front, radiator, alcoves, new carpet



### **Bedroom 3**

7'9 x 7'0 (2.36m x 2.13m)

Window facing front, radiator alcove housing shelves, new carpets.



### **Bathroom**

Window to rear, shower over the bath, wash hand basin, w.c., heated rail, vinyl cushion flooring, sliding door access.

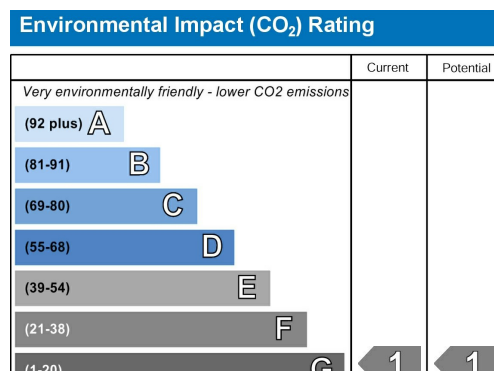
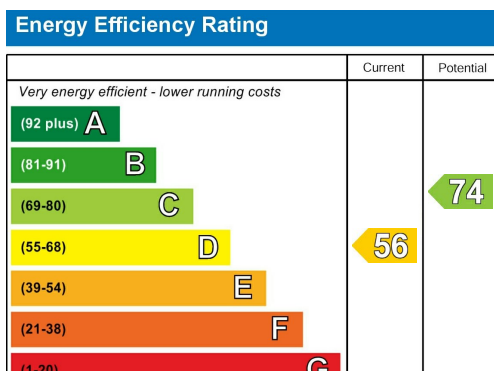
## Externally

Walled railing front with steps leading up to front door, side access gate to rear. Rear garden comprises of three areas, lower level courtyard, steps up to patio terrace, block build shed and gate to rear overgrown remainder of 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

### 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.