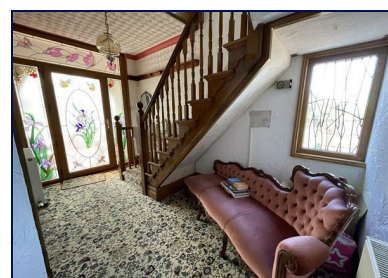


## Park Villa Trimsaran Road, Llanelli, Carmarthenshire, SA15 4RD



**Offers in the region of £239,995**



No Chain. A detached house located along Cwmbach/Trimsaran Road just the other side of Stradey Woods, set in a picturesque countryside location, surrounded by some beautiful, far reaching views. This character family property requires modernising throughout and is ripe for someone new to make it their home. Added appeal of some original features and offers off road parking, detached garage and good sized garden. There are options to widen the front access.

The accommodation comprises of Conservatory, Entrance Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms & Bathroom. Viewing is recommended to appreciate the traditional style and lovely garden with its open aspect to the rear.

Competitively priced.

EPC: F, Square Metres: 108, Council Tax - E

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## Conservatory

11'0" x 8'3" (3.36 x 2.54)

of uPVC double glazed construction with polycarbonate roof & dwarf wall, uPVC double glazed entrance door, tiled flooring, radiator, feature archway.



## Entrance Hallway

Via uPVC double glazed doors with feature stained glass and side windows, plate rail, two radiators, stairs to first floor, textured & coved ceiling, single glazed timber window to side with obscure glass.



## Lounge

14'11" x 11'10" (15'5" into bay) (4.55 x 3.62 (4.71 into bay))

uPVC double glazed window to front with sliding door, two radiators, textured ceiling, picture rail, fireplace with log effect gas fire & marble hearth, two single glazed timber windows to side.



## Dining Room

14'2" into bay x 11'5" (4.32 into bay x 3.50 )

uPVC double glazed window to rear with sliding door, single glazed timber window to side, coved & textured ceiling, picture rail, two radiators.



## Kitchen

19'0" x 10'4" (11'10") (5.80 x 3.16 (3.63))

Fitted with a range of base & wall units with complimentary worksurface over, breakfast bar, 1 1/2 stainless steel sink unit, built in electric oven, grill & 4 ring hob, with extractor hood over, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher, tiled flooring, radiator, uPVC double glazed window to rear and three to side, aluminium double glazed door to rear with obscure glass, tongue & groove panelling to ceiling, Inglenook with oil fired Stanley cooker/boiler.



## FIRST FLOOR

### Landing

Timber single glazed stained glass window to side, coved ceiling, access to attic space with pull down ladder, insulated and electric offering good attic space, with possible suitability for conversion, subject to planning, due to size & window already in situ.



### Bedroom 1

11'1" x 16'3" into bay (3.39 x 4.96 into bay)

Timber single glazed window to front, radiator, coved & textured ceiling, built in cupboard with shelving, picture rail.



## Bedroom 2

9'8" x 11'7" (2.97 x 3.54)

Timber single glazed window to rear, radiator, textured & coved ceiling.



## Bedroom 3

9'8" x 8'1" (2.97 x 2.48)

uPVC double glazed window to front, radiator, picture rail.



## Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and built in bath with tiled surround and electric shower over, partly tiled walls, radiator, polystyrene tiles to ceiling, part cork tiles, uPVC double glazed window to rear.





## Externally

Double timber gates with tarmac driveway leading to garage, front patio, raised paved bed with an array of trees, flowers & shrubbery, gated side access to rear with patio areas, garden laid to lawn, storage shed, tool shed, outside tap, further garden area, various trees & shrubbery.



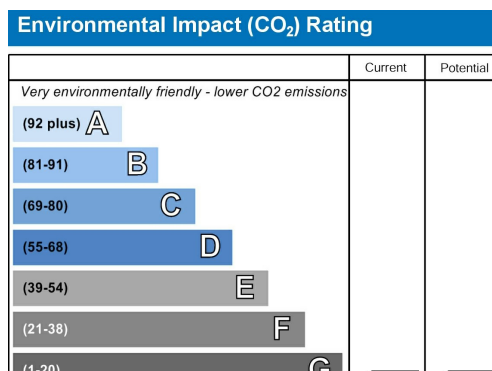
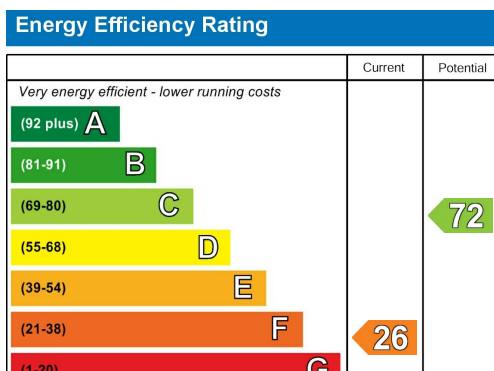
## Garage

8'5" x 14'0" (2.59 x 4.29)

Up & over door, electric, timber 'stable style' door to side, two windows to front.

## Services

Mains electric, water & drainage.



**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.