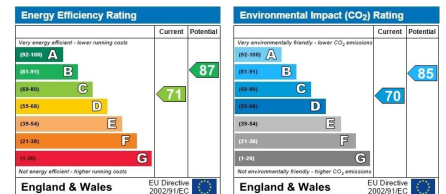




137 Trilwm, Trimsaran, Kidwelly SA17 4AN

Offers in the region of £94,950

Countryside Views from Rear
Sliding Doors to Garden
Newly Fitted Kitchen
Well Established Residential Area
EER: C 71



DESCRIPTION

This recently redecorated and refurbished property is located in an established residential estate in Trimsaran. The kitchen boasts a newly fitted modern kitchen, new cooker and hob. The home is a blank canvas for the new owner to carpet and decorate to their taste. In our opinion, the semi-detached house is ideally suited to a first time buyer or landlord. The property could achieve a monthly rental figure of £450 per month.

Trimsaran is located on the outskirts of Llanelli with good access links to both Burry Port and Carmarthen. The village of Trimsaran offers a sports and community centre, a local shop, car repair garage and well-established public houses. There is a recently rebuilt primary school in the village and good links to English and Welsh medium secondary schools in the neighbouring villages. Please note that the property is of steel framed construction. EER: C 71

HALLWAY

Entered via door from front. Double glazed window to side, stairs to first floor, under stairs storage cupboard. Radiator, coved ceiling. Door to:

LOUNGE

12'01 x 12' plus alcove (39'4" x 39'4" plus alcove) Two double glazed windows to front, feature fireplace, radiator, coved ceiling with ceiling rose. Door to:

DINING ROOM

10'04 x 9'06 (32'10" x 29'6") Double glazed sliding doors to rear, laminate flooring,

radiator, ceiling rose. Door to:

KITCHEN

10'02 x 9'06 (32'10" x 29'6") Newly fitted range of modern wall and base units with matching worktop and splash back, stainless steel sink and drainer with mixer tap, built in cooker with four ring job and extractor over, space and plumbing for washing machine, space for fridge freezer. Frosted double glazed door to side, double glazed window to rear with partial views, laminate flooring, radiator and coved ceiling.

LANDING

Double glazed window to side with views, airing cupboard housing Baxi boiler, access to lift. Doors to:

BATHROOM

Bath with shower over and glazed modesty screen, pedestal wash hand basin, WC. Frosted double glazed windows to side and rear, vinyl flooring, part tiled walls, radiator, coved ceiling with spotlights and extractor.

BEDROOM ONE

11'09 x 11' (36'1" x 36'1") Double glazed window to rear with views, radiator.

BEDROOM TWO

10'10 x 9'07 minimum (32'10" x 29'6" minimum) Double glazed window to front, built in storage cupboard, radiator, half saddle ceiling.

BEDROOM THREE

7'11 x 6'04 plus recess of 3'11 x 3'07 (23'0" x 19'8") Double glazed window to front, shelving, half saddle ceiling.

EXTERNALLY

The lawned front garden has steps down to the house and side access a double block built storage shed. The rear garden can be accessed from the side of the house or from the sliding doors in the dining room and offers a pawned garden enclosed by walls and fencing.

SERVICES

To be confirmed.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli office-SA15 1AQ- head right on to Station Road. Merge in to the left lane and continue through the traffic lights at Gelli On, heading on to West End. Turn right on to New Road. At the mini roundabout, take the first left. Proceed on this road through Cwmbach and Pen Y Mynydd, and down the hill in to Trimsaran. Just before the speed camera, turn left in to Trilwm. Take the next left and the first right. The property will be located on the right, as advertised by our For Sale board.