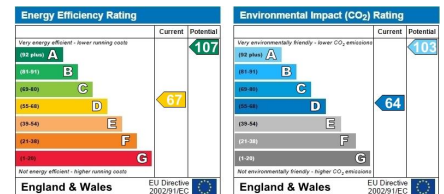




13 Heol Waunyclun, Trimsaran SA17 4BL

Offers in the region of £119,950

Detached Bungalow
Large Garden
Detached Garage
Village Location
EPC: D 67



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MD/BT/64736/180119

DESCRIPTION

Detached elevated bungalow with garage in the heart of the Trimsaran village within close proximity to the local shops and newly built primary school. The bungalow is in need of updating and has the potential to extend (subject to planning permission) both upwards and outwards. The accommodation offers two double bedrooms, a good sized living room with kitchen/diner off, wrap around grounds, greenhouse and detached garage which is accessed via a shared driveway. Situated in the village of Trimsaran with its proximity to Ffos Las Racecourse and good road links to both Llanelli and Carmarthen. EER: D 67

HALLWAY

Entered via double-glazed front door, radiator.

BEDROOM 1

11'9 x 11'9/10'8 (3.58m x 3.58m)

Double-glazed window to front, radiator.

BEDROOM 2

11'8 x 10'7 (3.56m x 3.23m)

Double-glazed window to front, radiator, built-in cupboard to alcove.

LIVING ROOM

16'9 x 10'3 (5.11m x 3.12m)

Double-glazed window to side, 2 radiators, gas fire in timber surround, cupboards built into alcove, internal glazed window, sliding door to kitchen.

INNER HALLWAY

Access to loft, door to large storage cupboard, door to:

BATHROOM

10' x 6'11 (3.05m x 2.11m)

White suite comprising disabled shower unit, pedestal wash hand basin, WC, part tiled walls, radiator, double-glazed window.

KITCHEN

19'10/17'3 x 7'3 (6.05m x 2.21m)

Fitted with a range of wall and base units incorporating work surface over, stainless steel sink unit and drainer, plumbing for washing machine, built-in cupboard housing Worcester combi boiler, tiled splashback, radiator, double-glazed window to side, double-glazed door to rear.

EXTERNALLY

Elevated front which is laid to lawn, side garden with greenhouse and detached single garage which has access from the shared driveway, and a further garden area to the rear of the property.

SERVICES

We are advised that mains services are

connected.

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

On leaving Llanelli on the main B4309 heading out to Furnace to the mini-roundabout take the first left along Cwmbach Road. Stay on this B4309 for approximately 5 miles. On entering Trimsaran, take the left turn into Heol Waun Y Clun and Coed Y Clun can be seen elevated on your left-hand side.