



## 40 Argoed Crescent, Trimsaran, Kidwelly SA17 4DR

Offers in the region of £120,000

Extended Four Bedroom Semi  
Cul-de-Sac Location  
Integral Garage & Off Road Parking  
Good Access to Local Towns  
EPC: D 64

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	A		Very environmentally friendly - lower CO <sub>2</sub> emissions	A	
(92-105)			(82-105)		
(81-91)	B		(61-81)	B	
(69-80)			(50-60)		
(55-68)	C		(39-49)	C	
(44-54)			(28-38)		
(30-43)	D		(17-27)	D	
(22-29)			(6-16)		
(9-21)	E		(0-5)	E	
(0-8)			(0-5)		
(0-8)	F		(0-5)	F	
(0-8)			(0-5)		
(0-8)	G		(0-5)	G	
(0-8)			(0-5)		

Energy Efficiency Rating: Current 64, Potential 82  
Environmental Impact (CO<sub>2</sub>) Rating: Current 58, Potential 78

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**LF/DT/068943/190319**

## **DESCRIPTION**

Situated on the outskirts of the village of Trimsaran, with its proximity to Ffos Las Racecourse and good road links to Llanelli and Carmarthen, Argoed Crescent is ideally located for the newly built primary school in Trimsaran and the village amenities including grocery shop, chemist and sports centre.

This extended semi-detached property is located in a cul-de-sac in a well-established residential site of just 50 homes. The property benefits from two reception rooms, an extended modern kitchen downstairs with four bedrooms and family bathroom on the first floor. The home was upgraded with a Worcester boiler in approx 2015 and boasts wave technology and Ring door bell. The private rear garden is enclosed. Off road parking to the front leads to an integral garage. This is, in our opinion, an ideal first time buy or family home.  
EER: D 64

## **PORCH**

Enter via double glazed front door with double glazed side window. Tiled flooring, tongue and groove wooden panelling, double glazed aluminium door to:

## **HALLWAY**

Stairs to first floor, radiator, tongue and groove wooden panelling.

## **LOUNGE**

12'3 x 9'10 (3.73m x 3.00m)  
Double glazed window to front, radiator, coal effect gas fire with timber and marble effect surround, double doors to:

## **DINING ROOM**

9'5 x 8'6 (2.87m x 2.59m)

Double glazed french doors opening to garden, radiator.

## **KITCHEN/BREAKFAST ROOM**

18'11 x 9'7 (5.77m x 2.92m)  
Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink unit and drainer with waste disposal unit, plumbing for washing machine and dishwasher, space for tumble dryer, high level double oven, five ring gas hob with chimney style extractor fan above. Fridge/Freezer, tiled wall, tiled floor, two double glazed windows to rear, internal door to garage and double glazed door to rear.

## **FIRST FLOOR LANDING**

Access to loft, wooden tongue and groove panelling.

## **BEDROOM 1**

15'4 x 9'7 (4.67m x 2.92m)  
Double glazed window to front, radiator, built in storage cupboard.

## **BEDROOM 2**

10'6 reducing to 9'2 x 11'5 (3.20m reducing to 2.79m x 3.51m)  
Double glazed window to rear, radiator.

## **BEDROOM 3**

9'9 x 8'11 (2.97m x 2.72m)  
Double glazed window front, radiator.

## **BEDROOM 4**

8'10 x 10'2 reducing to 6'8 (2.69m x 3.10m reducing to 2.03m x 3.05m)  
Double glazed window to rear, radiator.

## **BATHROOM**

White suite comprising wooden panelled bath with shower over and glazed shower screen, WC, vanity wash hand basin, radiator, tiled walls, double glazed window.

## **EXTERNALLY**

There is driveway parking for 1 car to the front, leading to a single integral **Garage**. **The small front garden is laid to lawn, with side access to the private, rear, walled and good size garden which is laid to lawn with patio area.**

## **SERVICES**

We are advised all 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**

From our Llanelli office-SA15 1AQ, turn right on to Station Road and merge in to the left lane. Stay in the left lane at Gelli On traffic lights and merge left on to West End. Take the first right on to New Road. At the mini roundabout, take the first exit. Continue on this road for approximately 4 miles. Stay left on Heol Morlais and on to Bryncaerau. Turn right into Argoed Crescent. The property is on the entrance to the cul- de- sac to the right.