



**Cae Linda**

Trimsaran, Kidwelly, SA17 4AQ

**Asking Price Of £249,995**

# Property Features

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- New Build
- Detached House
- Three Bedrooms
- Garage
- Off Road Parking
- Far Reaching Views
- Gas Central Heating
- Village Location
- No Chain
- Viewing By Appointment

## Full Description

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We are delighted to offer for sale a Detached New Build property located in the Village of Trimsaran. Well presented throughout, fitted kitchen & bathroom, includes all flooring, spotlighting, sprinkler system and gas central heating. The property benefits from integral garage, off road parking and far reaching views over the countryside towards Ferryside and Llansteffan. Situated on a development of similar detached properties and within easy access to Ffos Las Racecourse and the Towns of Llanelli & Kidwelly. No Chain. EPC- tbc

### ENTRANCE

Via uPVC double glazed entrance door with obscure glass.

### ENTRANCE HALLWAY

Smooth ceiling with inset spotlighting, radiator, tiled flooring, stairs to first floor, understairs storage cupboard.

### CLOAKROOM

Smooth ceiling, low level W.C., pedestal wash hand basin, tiled flooring, extractor fan.

### LOUNGE

10' 6" x 14' 7" (3.2m x 4.44m)

Smooth ceiling, laminate flooring, two uPVC double glazed windows to the front, radiator, double doors through to:

### DINING ROOM

10' 8" x 7' 11" (3.25m x 2.41m)

Tiled flooring, radiator, uPVC double glazed french doors to rear, smooth ceiling with inset spotlighting.

### KITCHEN

12' 10" x 8' 5" (3.91m x 2.57m)

Fitted with a range of base & wall units with complimentary work surface over, built in electric oven, grill and 4 ring hob with extractor hood over, stainless steel sink unit with mixer tap, integrated



dishwasher, space for fridge/freezer, smooth ceiling with inset spot lighting, smoke alarm, tiled flooring, uPVC double glazed window to rear.

#### UTILITY ROOM

4' 11" x 8' 3" (1.5m x 2.51m)

Fitted with base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit, cupboard housing wall mounted gas central heating boiler, plumbing for washing machine, smooth ceiling, tiled flooring, door to garage, uPVC double glazed door to rear with obscure glass.



#### FIRST FLOOR

##### LANDING

Smooth ceiling, smoke alarm.

##### BEDROOM 1

25' 9" x 8' 0" (10' 7" max) (7.85m x 2.44m)

Smooth ceiling, radiator, uPVC double glazed window to front.



##### BEDROOM 2

24' 5" x 8' 3" (7.44m x 2.51m)

Smooth ceiling, radiator, uPVC double glazed window to front.

##### BEDROOM 3

8' 7" x 6' 10" (10' 1" max) (2.62m x 2.08m)

Smooth ceiling, radiator, two uPVC double glazed windows to front.



##### BATHROOM

9' 0" x 7' 9" (2.74m x 2.36m)

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and paneled bath with shower over, fully tiled walls, tiled flooring, smooth ceiling with inset spot lighting, radiator, extractor fan, uPVC double glazed window to rear with obscure glass.

##### EXTERNAL

Tarmac driveway leads to garage, side access to rear garden (to be finished), external electric points to the front, outside tap to rear.

##### GARAGE

19' 3" x 8' 3" (5.87m x 2.51m)

Power & lighting, electric roller door.

##### DISCLAIMER

##### GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.





**SERVICES:** Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

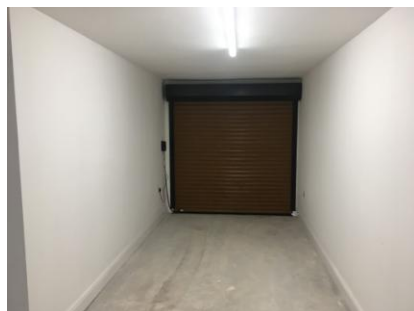
#### IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

#### DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

