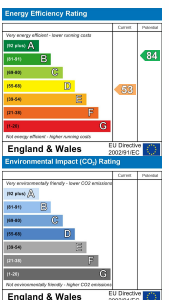


**176 Garden Suburbs, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AF**

- Semi-detached Property
- Refurbished & Modern
- Off-road Parking
- Ideal Investment Opportunity or F.T.B
- EPC RATING E
- Three Bedrooms
- Good-sized Enclosed Rear Garden
- Chain Free
- One To View



**Offers In Excess Of £90,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

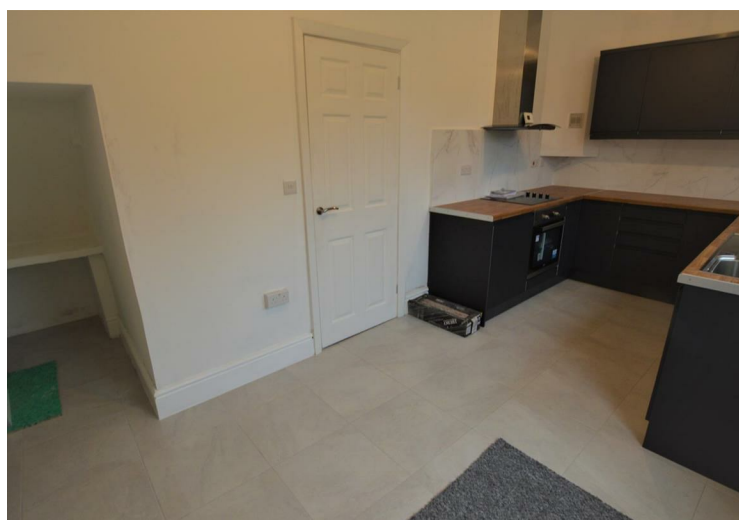
Tenure: We are advised Freehold

Tax: Band B  
jhl/sc/24/12/20/ok

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





**\*\*VIRTUAL VIEWING AVAILABLE\*\* CHAIN FREE, REFURBISHED AND GOOD TO GO!!!!** We have pleasure in offering to the market this three-bedroom, semi-detached property situated in the charming village of Trimsaran. The current vendors have modernised this property to a very high standard so that's all you need to do is add the furniture. An ideal purchase for your first property or as an investment where you want no work to do. Don't delay in booking a viewing today, call 01554 759655. EPC RATING E.

Accommodation comprises of Hall, Lounge, Kitchen/Diner, Landing, Bathroom and Three Bedrooms. Externally, to the front, there is off-road parking, and to the rear, a good-sized enclosed garden mainly laid to lawn, small patio area and pedestrian access to the side.

Trimsaran is a community and former mining village which lies on the B4308 between Llanelli and Kidwelly, in the Welsh county of Carmarthenshire. Trimsaran is six miles from Llanelli and 13 miles from Carmarthen. It is close to Burry Port harbour, Pembrey Country Park and the Millennium Coastal Park. Trimsaran offers a local primary school, convenience shop, pharmacy and is very popular with walkers because of the pretty scenery the village offers.

**HALLWAY**

**LOUNGE**

13'8" (max) x 11'10" (max) (4.174 (max) x 3.619 (max))

**KITCHEN/DINER**

16'11" (max) x 13'9" (max) (5.175 (max) x 4.201 (max))

**LANDING**

**BATHROOM**

6'7" (max) x 5'6" (max) (2.029 (max) x 1.682 (max))

**BEDROOM 1**

11'2" (max) x 8'6" (max) (3.428 (max) x 2.595 (max))

**BEDROOM 2**

10'11" (max) x 8'8" (max) (3.339 (max) x 2.661 (max))

**BEDROOM 3**

8'2" x 8'0" (2.497 x 2.451)

**DIRECTIONS**

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights and carry on travelling along the road going through the little hamlet of "Pen Y Mynydd" making your way into "Trimsaran". Keep following the road as you drive downhill, taking the third turning off on your right signposted "Garden Suburbs". Follow the road and the property is situated on your right before a right turn.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

