

5 Heol Morlais, Trimsaran, Kidwelly, Carmarthenshire, SA17 4DF £350,000

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WELCOME

Davies Craddock Estates are delighted to welcome you to this exceptional detached bungalow on Heol Morlais, Trimsaran.

Don't be fooled by first impressions—this incredibly deceiving property must be seen to be believed. Stepping inside reveals a remarkable abundance of space and a highly versatile layout, offering endless potential to shape the home exactly as you desire.

LOCATION & AMENITIES

Situated in the welcoming village of Trimsaran, the property enjoys a fantastic position in the Gwendraeth Fawr valley, perfectly balancing quiet village charm with excellent connectivity.

Trimsaran offers a lovely community atmosphere alongside essential everyday amenities, including a local primary school, convenience stores, and a pharmacy, while the nearby Ffos Las Racecourse offers world-class leisure and events right on your doorstep.

For a wider range of shopping, dining, and healthcare facilities, the bustling town of Llanelli is only about six miles away, and the historic market town of Carmarthen is easily accessible for commuters.

Furthermore, nature lovers will appreciate being just a short drive from the stunning Carmarthenshire coastline, including the golden sands of Pembrey Country Park and the scenic Millennium Coastal Path, making this an ideal location for those seeking both convenience and a beautiful Welsh countryside setting.









Boasting an exceptionally deceiving exterior, this substantial property opens up to reveal an abundance of space and a highly versatile layout. Designed with flexibility in mind, the accommodation features a wealth of rooms that can be easily adapted to suit your lifestyle, whether you require dedicated multi-generational living, a spacious work-from-home setup, or a sprawling family home.

Currently configured to offer the potential for two separate living accommodations, the property as a whole briefly comprises up to seven bedrooms, four reception rooms, and a dedicated office/study space.

The Main Residence - The primary living area offers a generous and practical layout perfect for everyday family life.

The ground floor features:

- Three welcoming reception rooms, offering ample space for relaxing and entertaining

- A well-proportioned kitchen

- A utility space, separate boot room, and a convenient cloakroom

To the first floor, a spacious landing—which has previously been utilised as an additional living space—leads to four good-sized bedrooms, separate office space and the main family bathroom.











The Secondary Living Space

Ideal for extended family, an independent annexe setup, or the self-contained secondary accommodation includes:

- Two comfortable bedrooms.

- Two further reception rooms.

- A dedicated, separate kitchen.

- Wet Room Ensuite











EXTERNAL

The property benefits from convenient off-road parking and an impressive rear garden setup that mirrors the flexibility of the interior. The main rear garden features a pleasant blend of patio and lawn areas, beautifully framed by a selection of plants, shrubs, and mature trees.

Additionally, there is a gated courtyard. This enclosed area offers a wonderful sense of privacy and can easily serve as a secluded, independent garden for the secondary accommodation.





ROOM DESCRIPTION

Entrance
Door into

Hallway
Stairs to first floor, laminate flooring

Living Room
12'2" x 19'7" approx.
Window to front, laminate flooring ,radiator.

Reception Room
11'1" x 8'9" approx.
Window to side, laminate flooring, radiator.

Kitchen
12'3" x 12'3" approx.
Window to rear, vinyl flooring, wall and base units with worktop over, breakfast bar, sink and drainer, double oven, gas hob with extractor fan over, space for fridge freezer and dishwasher, radiator.

Utility Room
8'1" x 6'0" approx.
Wall units, space for washing machine and tumble dryer, tiled flooring, radiator.

Cloakroom
Window to rear, tiled flooring, partly tiled walls, W/C, hand wash basin.

Boot Room
Door to rear, boiler (Worcester)

Reception Room
13'5" x 10'7" approx.
Laminate flooring, radiator.

Reception Room
13'5" x 9'10" approx.
Laminate flooring, radiator.

Kitchen Space
5'0" x 11'5" approx.
Fitted with wall and base units with worktop over, sink and drainer, hob with extractor hood over, mid level oven, space for dishwasher, laminate flooring.

Bedroom
11'5" x 14'11" approx.
Window to front, laminate flooring, radiator.

Bedroom
9'10" x 11'4" approx.
Patio doors to side, radiator.

Bedroom
14'5" x 11'4" approx.
Window to rear, fitted wardrobes with mirrored sliding doors, radiator.

Ensuite Wet Room
Window to rear, W/C, hand wash basin, shower, heated towel rail.

First Floor Landing
15'1" x 16'0" approx.
Loft access (not boarded), 2 velux windows, windows to front, radiator.

Bedroom
11'3" x 15'9" approx.
Window to side, radiator.

Bedroom
11'3" x 15'9" approx.
Window to side, radiator.

Office
9'2" x 7'8" approx.
Velux window to rear, radiator.

Bedroom
11'3" x 12'0" approx.
Window to side, radiator.

Bedroom
11'3" x 12'0" approx.
Window to side, radiator.

Bathroom
9'2" x 8'0" approx.
Velux window to rear, W/C, hand wash basin, panelled bath, shower cubicle, heated towel rail.

Externally
Off road parking, garage with electrics.

Patio and lawn area, side courtyard, mature trees and shrubs.

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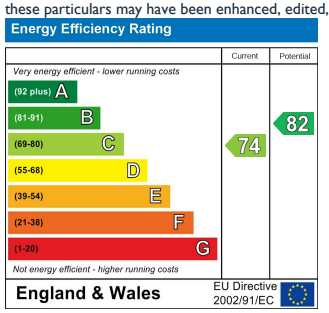
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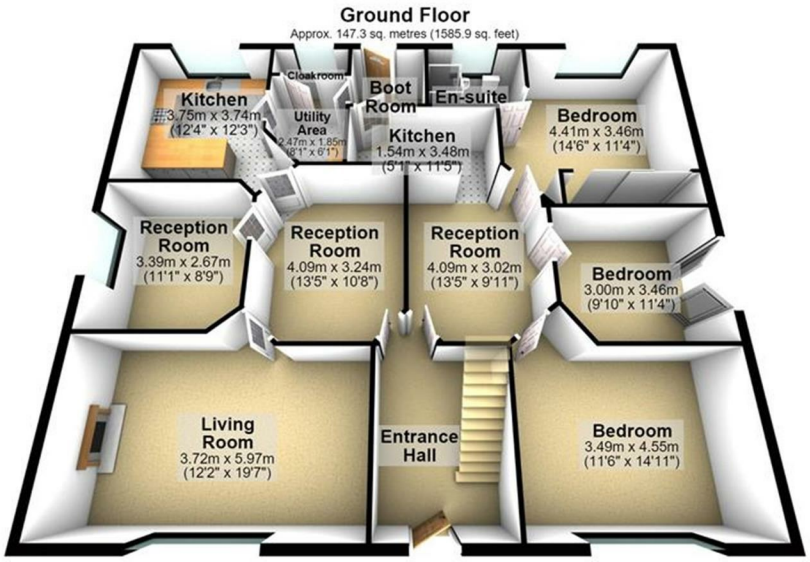
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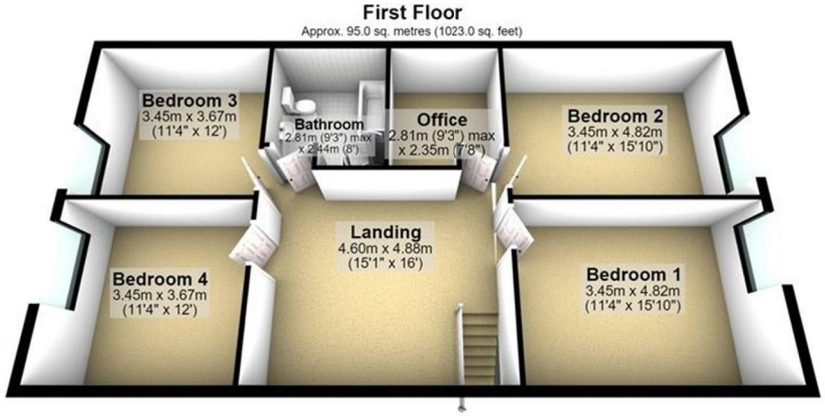
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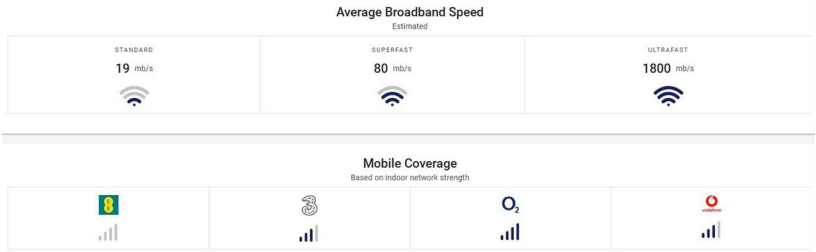
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- Detached Chalet Bungalow
- Up To Seven Bedrooms
- Four Reception Rooms
- Further Office/Study
- Currently Utilised As Two Separate Accommodations
- Mains Gas, Electric, Water & Drainage
- EPC - C - Approx 244m2
- Council Tax - F (Provided by local authority, subject to change)
- Freehold
- See particulars regarding boundary*





Please note that a section of the property lies outside the current registered title boundary. (highlighted ion blue) The current vendors hold a legal indemnity insurance policy for this area, which was established at the time of their purchase. Furthermore, the vendors have informed us that they are looking to get this land formally registered, with an application currently in progress. Prospective buyers are advised to verify the boundary details and indemnity policy via their legal representative prior to exchange of contracts.

We'd love to hear what you think!

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