73 Trilwm

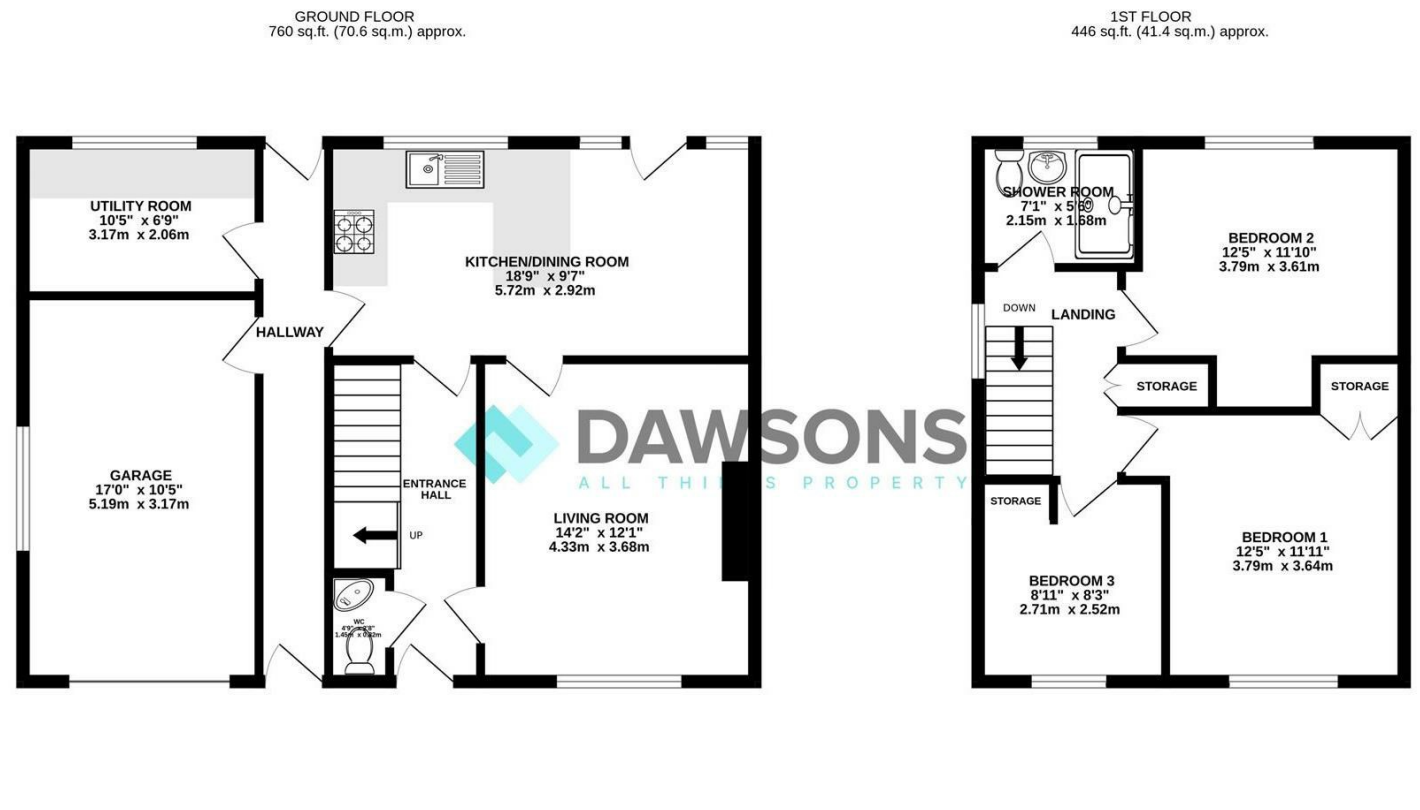
Trimsaran, Kidwelly, SA17 4AP

Offers Around £160,000

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FLOOR PLAN



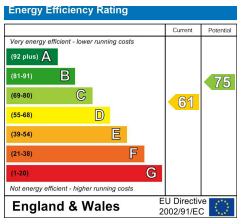
TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Situated within the popular village of Trimsaran, 73 Trilwm offers an excellent opportunity to acquire a well-proportioned home, ideally positioned on an established development of similar properties and enjoying the added benefit of a being on a corner plot.
The property benefits from a welcoming community atmosphere, with a range of local amenities close at hand, making it an ideal setting for a variety of purchasers. The nearby Ffos Las Racecourse provides a popular local attraction, whilst the historic town of Kidwelly is also within easy reach, offering a wider selection of amenities, shops and services.
The accommodation is thoughtfully arranged, offering well-proportioned rooms with plenty of potential to create a comfortable home. Further practical benefits include an additional utility area, providing valuable everyday convenience and useful extra space.
Externally, the property occupies a desirable corner position, with a driveway providing off-road parking and a garage offering additional parking, storage or workshop potential.
Formerly an ex-local authority property, the home forms part of an established residential development with a settled neighbourhood feel. Combining practical accommodation, useful outside space and a convenient village location, 73 Trilwm represents an appealing opportunity for first-time buyers, families and those looking to make a home of their own







FULL DESCRIPTION

ENTRANCE

HALLWAY

CLOAK ROOM

LIVING ROOM
14'2" x 12'0" (4.33m x 3.68m)

KITCHEN WITH DINING AREA
18'9" x 9'6" (5.72m x 2.92m)

INNER HALLWAY

UTILITY ROOM
10'4" x 6'9" (3.17m x 2.06m)

FIRST FLOOR

LANDING













BEDROOM ONE
12'5" x 11'11" (3.79m x 3.64m)

BEDROOM TWO
12'5" x 11'10" (3.79m x 3.61m)

BEDROOM THREE
8'10" x 8'3" (2.71m x 2.52m)

SHOWER ROOM
7'0" x 5'2" (2.15m x 1.58m)

EXTERNAL

GARAGE
17'0" x 10'4" (5.19m x 3.17m)

PARKING
DRIVE

COUNCIL TAX BAND = B

EPC-D

TENURE=FREEHOLD

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

NOTE
The property is a an Ex Local Authority House





