



11 Murray Street, Llanelli, SA15 1AQ
T 01554 784 400 E info@dawsonsproperty.co.uk
www.dawsonsproperty.co.uk

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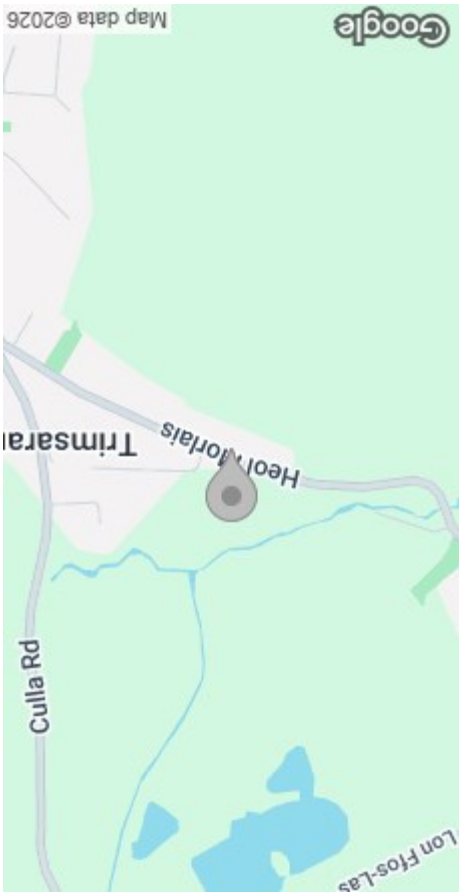
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (RICS 2018) and RICS Property Measurement Standards (RICS 2018). © Dawson Property, 2025.



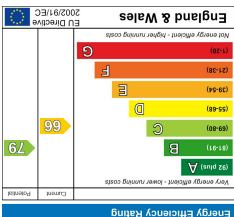
Approximate Area = 920 sq ft / 85.5 sq m
For identification only - Not to scale

Heol Morlais, Trimsaran, Kidwelly, SA17

FLOOR PLAN



AREA MAP



EPC



20 Heol Morlais
Trimsaran, Kidwelly, SA17 4DG
Offers Around £100,000



GENERAL INFORMATION

Located in the charming village of Trimsaran on Heol Morlais, this well-maintained property offers three well-proportioned bedrooms and two inviting reception rooms, providing a comfortable setting.

The family shower room is conveniently located on the first floor, while the front and rear gardens provide pleasant outdoor spaces.

The property has been well maintained over the years and offers an excellent opportunity for a new owner to update and modernise the accommodation to suit their own taste and requirements. Works have been completed to the property, including the replacement of the wall ties, providing reassurance for prospective purchasers.

Situated with good access to both Llanelli and Kidwelly town centres, residents can enjoy convenient access to a range of local amenities, shops and services. The nearby coastal path also provides an excellent opportunity for leisurely walks and enjoying the surrounding scenery.

Offering well-proportioned accommodation, gardens and scope for modernisation, this property presents an appealing opportunity for those looking to make a house their home in the popular village of Trimsaran.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
13'1" x 9'1" (3.99m x 2.77m)

Lounge
13'1" x 13'1" (3.99m x 3.99m)

Kitchen
9'1" x 6'5" (2.79m x 1.98m)

First Floor

Landing

Bedroom 1
12'2" x 11'8" (3.71m x 3.58m)



Bedroom 2
12'7" minx x 11'10" (3.84m minx x 3.61m)

Bedroom 3
9'8" x 8'0" (2.97m x 2.44m)

Shower Room

Parking
Off road parking

Council Tax Band = B

EPC = D

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
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

Additional information
N.B ex local authority property.

