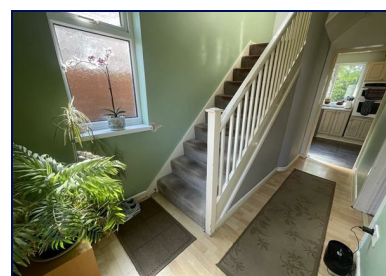


33 Maes Tomos, Trimsaran, Kidwelly, SA17 4DP



Asking price £125,000



Semi-Detached house with three good size bedrooms tucked away in the village of Trimsaran.

The house offers a front living room and open plan kitchen sitting room to rear with French doors opening to the garden. The bathroom is on the first floor along with the three bedrooms. Located on the outskirts of the village you can access a local chemist, new local primary, local mini market, local parks and of course a few miles from the coast with its beaches and walks.

The area has a lot to offer and this property has, it offers a home to make your own, the garden to rear has the space to extend (subject to planning). The garden is laid to lawn and a patio terrace, with a front forecourt.

EPC: C Square Metres: 83 Council Tax Band: B

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RICS



naei | propertymark

PROTECTED

Hallway

Stairs to first floor, radiator, window to side.



Front Living Room

11'8" x 8'11" (3.56 x 2.74)

Window facing front, radiator.



Kitchen Sitting Room

Window to rear, French doors to rear, door to side, radiator, open under stair, kitchen base and wall units, sink, electric hob, built in oven, spaces for washing machine, fridge freezer, wall mounted boiler.



FIRST FLOOR

Landing

Window to side, loft access.



Bedroom 1

11'8" x 9'8" (3.56 x 2.97)

Window to rear, radiator, built in cupboard.



Bathroom

8'0" x 7'4" (2.44 x 2.26)

Window to front, bath, basin, wc,



Bedroom 2

12'2" x 11'8" (3.71 x 3.56)

Window to front, radiator.



Bedroom 3

8'9" x 8'7" (2.69 x 2.64)

Window to rear, radiator.



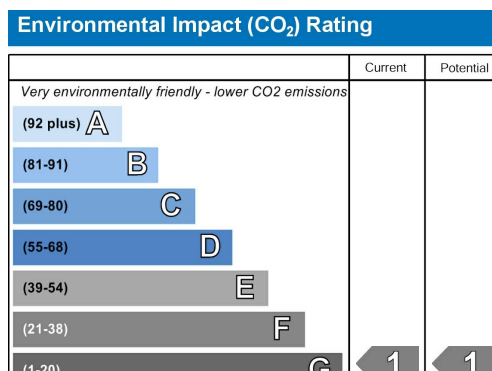
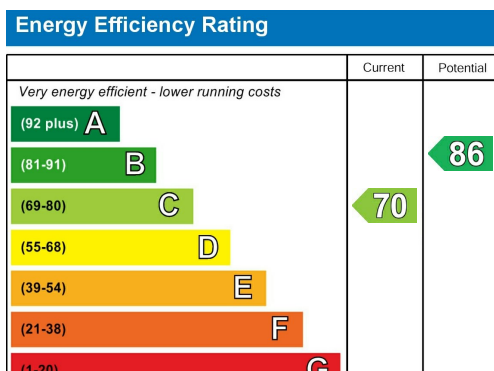
Externally

Front forecourt, side access gate to rear. Rear garden laid to lawn, patio area, hedge and fencing, outside sheds.



Services

Advised all mains. Wide angled lens has been used on occasion.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.