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HEOL WAUN Y CLUN, TRIMSARAN, LLANELLI,
£154,995



Dawsons are pleased to offer For Sale this DECEPTIVELY SPACIOUS, DETACHED DORMER BUNGALOW within the semi rural village of TRIMSARAN. The property within has recently undergone a full renovation and briefly comprises: Entrance Hallway, Dining Room, Lounge, Kitchen, Bathroom with Separate WC and Bedroom One to the Ground Floor, with Two Further Bedrooms to the First Floor. Externally there are Front and Side Gardens along with a Driveway for approximately Two vehicles. VIEWING ESSENTIAL TO FULLY APPRECIATE.

ENTRANCE

UPVC door with double glazed obscure glass panel and matching side panel into:

HALLWAY

Coved and skimmed ceiling inset spotlights, laminate flooring, radiator, stairs to first floor, door into:

DINING ROOM 3.341m X 2.925m (10'11" X 9'7")

Coved and skimmed ceiling, laminate flooring, uPVC double glazed window to front, radiator.

BEDROOM ONE 3.928m X 2.735m (12'11" X 9'0")

Coved and skimmed ceiling, uPVC double glazed window to rear, radiator.

WC

Coved and skimmed ceiling, inset spotlights, uPVC double glazed obscure glass window to rear, radiator, tiled floor, fitted WC.

BATHROOM

Coved and skimmed ceiling, inset spotlights, uPVC double glazed window to rear, tiled walls, tiled flooring, heated towel rail, fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and P shaped bath with mixer tap, shower and glass shower screen.

LOUNGE 3.873m X 3.184m (12'8" X 10'5")

Coved and skimmed ceiling, uPVC double glazed window to side, uPVC double glazed window to front, laminate flooring, radiator, telephone point, gas fire set into marble effect hearth and surround, television aerial point, door into:

KITCHEN 4.233m X 2.612m (13'11" X 8'7")

Coved and skimmed ceiling, inset spotlights, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC door with double glazed



obscure glass panel to side, radiator, walls tiled to splash back, high gloss tiled flooring, fitted with a range of high gloss wall and base units with complementary work surface over, one and a half bowl sink and drainer with mixer tap, radiator, space for fridge freezer, plumbing for washing machine, built in electric oven with four ring gas hob and stainless steel chimney hood over, concealed wall mounted "Ideal" gas combination boiler.

FIRST FLOOR LANDING

Skimmed ceiling, inset spotlights, radiator, doors into eaves storage cupboard, "Velux" window.

BEDROOM TWO 2.949m X 1.952m (9'8" X 6'5")

Skimmed ceiling, "Velux" window, radiator, door into eaves, television aerial point.

BEDROOM THREE 3.406m X 2.943m (11'2" X 9'8")

Skimmed ceiling, inset spotlights, two doors into eaves storage, television aerial point, radiator, "Velux" window.

EXTERNAL

To the front of the property there is a lawned garden, two external lights and paved path leading to entrance door.

To the rear of the property there is a walkway with external tap.

To the side of the property there is a lawned garden, pedestrian side access path and gravelled driveway with space for approximately two vehicles.

DIRECTIONS

From our Llanelli showroom turn right at the lights, at the roundabout take the first exit signposted Carmarthen and take the first turning right signposted Furnace. At the mini roundabout by the Stradey Arms Public House turn left signposted Trimsaran, follow this road through Cwmbach then onto Pen-Y-Mynydd and into Trimsaran until you see a bus stop on your right and a rugby club on your left, turn left onto Heol Waun Y Clun and continue along towards the top of the hill where the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: EPC - E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01554 784 400

