



## Maes Y Ffynnon

Trimsaran, Kidwelly SA17 4BW

- Semi Detached Property
  - CHAIN FREE
  - Detached Garage
    - Freehold
    - EPC:D
- Three Bedrooms
- Off Road Parking
- Gas Central Heating
  - Village Location
- Viewing By Appointment Only

**Asking Price £124,950 Freehold**







## Location

## Description

Located in the village of Trimsaran, this semi-detached property presents an excellent opportunity for those seeking a family home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The two inviting reception rooms offer versatile living areas. The property boasts a garage and off-road parking, ensuring convenience for residents and visitors alike. This home is a blank canvas, allowing you to put your own stamp on it and create the perfect living environment tailored to your tastes. The village location offers a sense of community while still being within easy reach of local amenities and transport links.

In summary, this semi-detached house in Maes Y Ffynnon is a wonderful opportunity for anyone looking to settle in a peaceful village setting, with ample space and potential to make it your own. Don't miss the chance to view this property and envision the possibilities it holds. Freehold.

EPC:D. CHAINFREE

## Porch/ Hallway

uPVC double glazed windows and door to front, radiator, staircase to first floor.

## Lounge

16'7" x 12'8" approx

uPVC double glazed windows facing front and rear, radiator.

## Dining Room

11'6" x 9'5" approx

uPVC double glazed window facing front, radiator.

## Kitchen

12'9" x 4'10" approx

Fitted with base and wall units with worksurface over, gas hob with extractor hood over, electric oven, plumbing for washing machine and dishwasher and stainless steel sink. uPVC double glazed window facing rear, understairs storage cupboard.



### Bedroom One

12'10" x 9'1" approx  
uPVC double glazed window facing front,  
radiator, storage cupboard.

### Bedroom Two

9'10" x 9'6" approx  
uPVC double glazed window facing front, radiator,  
storage cupboard.

### Bedroom Three

9'10" x 7'5" approx  
uPVC double glazed window facing rear, radiator,  
storage cupboard.

### Family Bathroom

6'7" x 6'6" approx  
Fitted with a three piece suite comprising of  
low level W.C., vanity wash hand basin and  
shower. uPVC double glazed window facing rear  
and radiator.

### External

Front: Lawn area, path leading to front and gated  
access to rear.

Rear: Lawn and patio area with off road parking.  
Three outbuildings and detached garage with up  
& over door.

### Detached Garage.

Detached Garage with up and over door.

### Disclaimer

#### GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, water and  
sewerage services. (The appliances at this  
property have not been tested and purchasers are  
advised to make their own enquiries to satisfy  
themselves that they are in good working order  
and comply with current statutory regulations).

#### IMPORTANT INFORMATION

These particulars are set out as a general outline  
for guidance and prospective purchasers should  
satisfy themselves as to their accuracy before  
entering into any part of an offer or contract to  
purchase. They should not rely on them as  
statements or representations of fact. All room  
sizes are approximate, please check if they are  
critical to you. Please contact our office if you  
have a specific enquiry in relation to the property  
such as condition, views, gardens etc particularly  
if travelling distances to view.

#### DRAFT

These details have been drafted on information





provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.





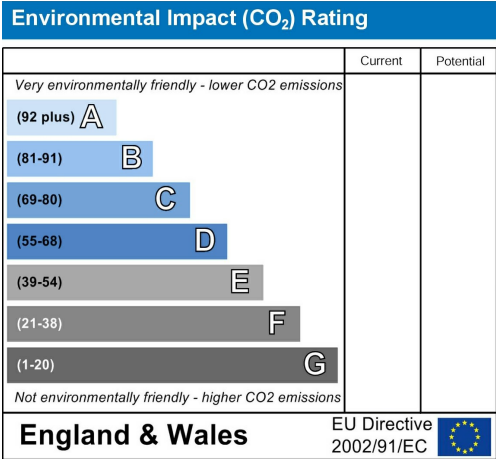
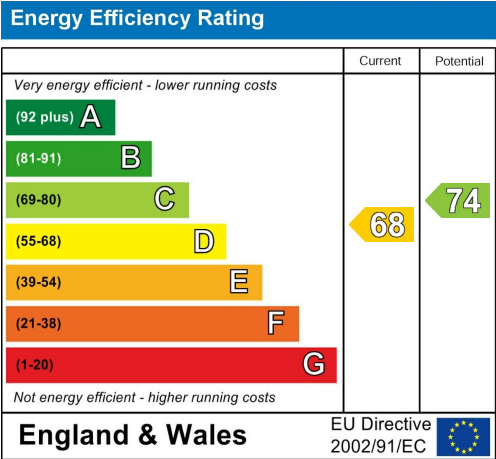








Local Authority Carmarthenshire  
 Council Tax Band B  
 EPC Rating D



Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,  
Llanelli, Dyfed, SA14 6NA

Contact

01269 846746  
crosshands@cymruestates.com  
www.cymruestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.