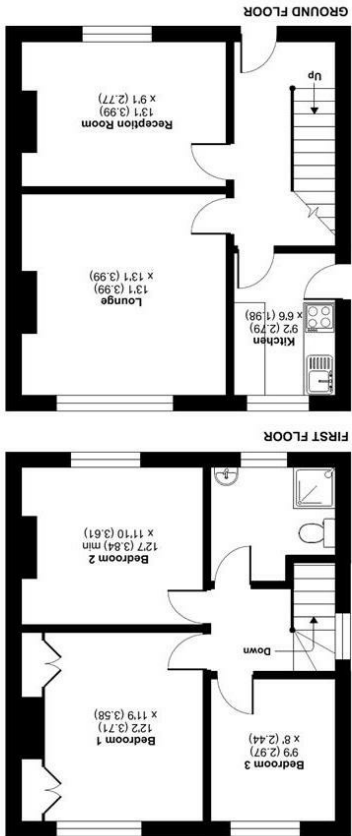


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1345645.
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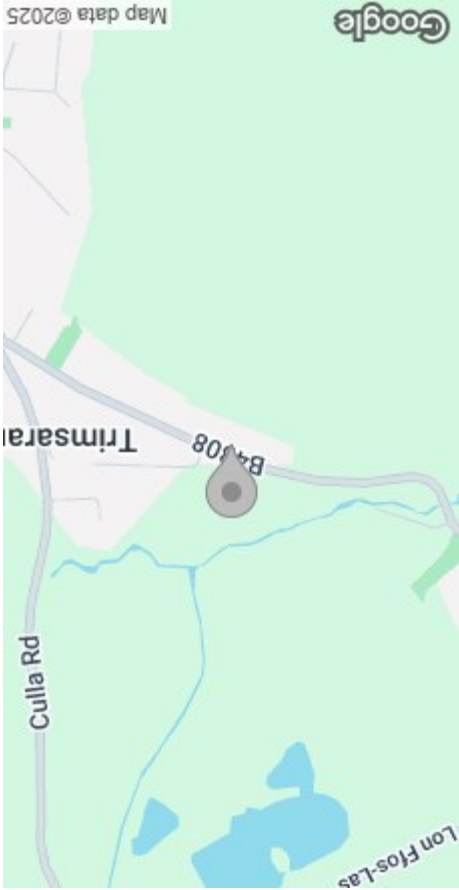


Heol Morlais, Trimsaran, Kidwelly, SA17

Approximate Area = 920 sq ft / 85.5 sq m

For identification only - Not to scale

FLOOR PLAN



AREA MAP

GENERAL INFORMATION

Located in the charming village of Trimsaran, Heol Morlais presents an excellent opportunity for first-time buyers seeking a semi-detached house with ample space and potential. This delightful property boasts three well-proportioned bedrooms and two inviting reception rooms, providing a comfortable setting for family living or entertaining guests.

The family shower room is conveniently located on the first floor, and the front and rear gardens offer a lovely outdoor space for relaxation or gardening enthusiasts. While the property has been well-maintained over the years, it presents an exciting opportunity for modernisation, allowing new owners to put their personal stamp on the home.

Situated with good access to both Llanelli and Kidwelly town centres, residents will enjoy the convenience of local amenities, shops, and services. Additionally, the nearby coastal path offers a splendid opportunity for leisurely walks and enjoying the beautiful scenery that the area has to offer.

This property is not just a house; it is a place where memories can be made and cherished. With its ideal location and potential for enhancement, Heol Morlais is a wonderful choice for those looking to embark on their homeownership journey. Don't miss the chance to make this house your home.

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.

