

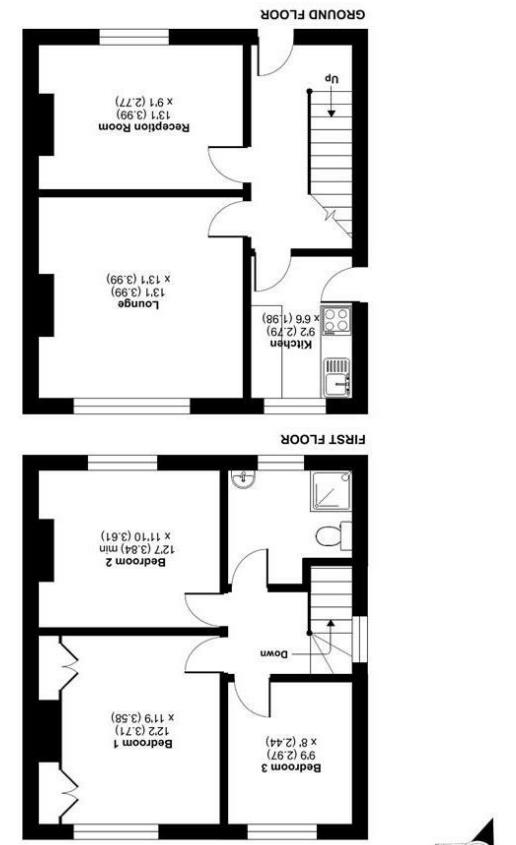
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EPC



AREA MAP

FLOOR PLAN



approximate Area = 920 sq ft / 85.5 sq m



# 20 Heol Morlais

Trimsaran, Kidwelly, SA17 4DG

## Offers Around £110,000



DAWSONS

## 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" min x 11'10" (3.84m min 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.

