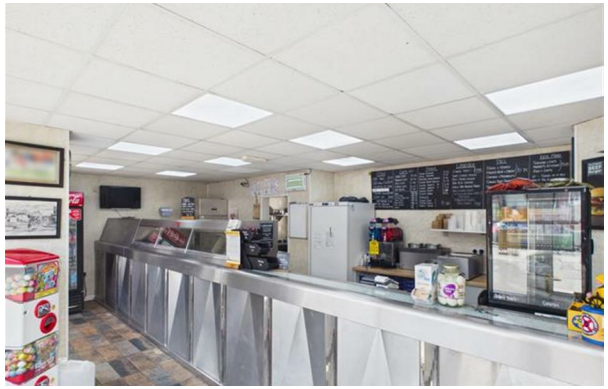






Nos 30, 32 and 34 Heol Llanelli, Trimsaran, Kidwelly, SA17 4AA

Offers In The Region Of £495,000

- RETIREMENT SALE. EXCELLENT OPPORTUNITY.
- SELF CONTAINED 2 BEDROOMED LIVING ACCOMMODATION.
- HIGHLY VISIBLE FRONTING BUSY THOROUGHFARE AT CENTRE OF VILLAGE.
- 1.5 MILES FFOS LAS RACECOURSE.
- MIXED USE PREMISES SET IN THIRD ACRE.
- DETACHED 1 BEDROOMED 'BUNGALOW' RESIDENCE.
- 4 MILES LLANELLI TOWN CENTRE.
- 3 MILES ANCIENT TOWNSHIP OF KIDWELLY AND ITS RAILWAY STATION.
- UNOPPOSED TRADITIONAL AWARD WINNING FAMILY RUN FISH AND CHIP SHOP.
- MAINLY LAWNED GARDEN AT REAR.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- 4.5 MILES PEMBREY COUNTRY PARK AND BURRY PORT HARBOUR.

Nos 30, 32 and 34 Heol Llanelli, Kidwelly SA17 4AA

Situated fronting onto the main thoroughfare between Llanelli town centre and 'Ffos Las' Racecourse a substantial deceptively large refurbished MIXED USE property with at the rear a THIRD ACRE landscaped garden incorporating a 2 BEDROOMED HOUSE, traditional unopposed fully equipped FISH AND CHIP SHOP and at rear a DETACHED 1 DOUBLE BEDROOMED 'BUNGALOW' style dwelling situated fronting the busy main thoroughfare at the centre of the village of Trimsaran fronting on to the B4308 road within 1.5 miles of 'Ffos Las' Racecourse, is within 3 miles of the ancient township of Kidwelly that is renowned for its Castle and offers a Railway Station, is within 4 miles of the town of Llanelli, is within 5 miles of Pembrey Country Park and Burry Port Harbour.

3 2 2

Council Tax Band: A





No 30 HEOL LLANELLi comprises: -
2 BEDROOMED LIVING ACCOMMODATION over two floors having an independent access at the front and which has its own electricity supply but the heating system is shared with the ground floor shop.
GAS C/H.
PVCu DOUBLE GLAZED WINDOWS.
SMOOTH SKIMMED AND COVED CEILINGS.
8' 8" and 8' 10" (2.64m and 2.69m) CEILING HEIGHTS TO MOST GROUND FLOOR ROOMS.
LIGHT OAK BOARDED EFFECT INTERNAL DOORS.
THE FITTED CARPETS ARE INCLUDED.

VESTIBULE HALL
with PVCu entrance door with opaque double glazed lights. Electricity consumer unit. Ceramic tiled floor. Half tiled walls. PVCu opaque double glazed door to

RECEPTION HALL
with boarded effect laminate flooring. Staircase to first floor. Radiator. C/h thermostat control. Telephone point. 2 Power points. WALK-IN UNDERSTAIRS STORAGE CUPBOARD.

LIVING ROOM
17'4" x 15'0"
with boarded effect laminate flooring. 2 Radiators. Dado rail. PVCu double glazed picture window. Access to loft space. 10 Power points. Telephone point. Fitted cupboard. Part glazed door to

FITTED KITCHEN
13'0" x 7'6" avg
with ceramic tiled floor. PVCu double glazed window. PVCu opaque double glazed door to outside. Plumbing for washing machine. Part tiled walls. Upright panel radiator. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, spice rack, canopied cooker hood and integrated fridge/freezer 'Beko' cooking range. 8 Power points. 7' 4" (2.24m) Ceiling height.

FIRST FLOOR -
8' (2.44m) Ceiling heights

LANDING
with radiator. 2 Power points. Access to loft space. PVCu double glazed window.

BATHROOM
11'6" x 6'3"
with boarded effect flooring. PVCu double glazed window. Fully tiled walls. Towel warmer ladder radiator. Wall mounted 'Glow-worm' gas fired central heating combi boiler. 3 Piece suite in white comprising panelled bath, pedestal wash hand basin and WC. Quadrant shower enclosure with plumbed-in shower over and sliding shower door.

FRONT BEDROOM 1
with boarded effect laminate flooring. Radiator. PVCu double glazed window. 4 Power points.

FRONT BEDROOM 2
11'2" x 7'4" overall
with boarded effect laminate flooring. Radiator. PVCu double glazed window. 2 Power points. Fitted cupboard.

'VILLAGE PLAICE' FISH AND CHIP SHOP No. 32 HEOL LL
Occupying a long established trading position fronting the main thoroughfare at the centre of Trimsaran and comprising: -

TRADITIONAL FISH AND CHIP SHOP/TAKEAWAY
25'2" x 14'9" overall
slightly 'L' shaped with 2 PVCu double glazed display windows one of which is 9' 7" (2.92m) wide. 2 PVCu double glazed entrance doors. Waterproof panelled walls. Ceramic tiled floor. 8 Power points. Stainless steel counter servery. Stainless steel 'Hewigo' 3 pan range. 'Gastro-line' fish fridge. Stainless steel fish preparation table with wash hand basin, 2 Bain Marie's, microwave oven etc.

KITCHEN
9'11" x 9'7"
with vinyl floor covering. Waterproof panelled walls. PVCu double glazed window. 3 Stainless steel tables and splashback. Double bowl stainless steel sink unit. Stainless steel canopied cooker hood. Fitted stainless steel shelving. Radiator. 8 Power points. Extractor fan. Gas meter. PVCu opaque double glazed door to rear.

HALL
with vinyl floor covering.

FREEZER ROOM
7'10" x 5'6"
with vinyl floor covering. 4 Power points.

STOCK ROOM
4'10" x 4'6"
with provision for WC.

No 34 HEOL LLANELLI comprising: -
A 1 DOUBLE BEDRROMED 'bungalow style' residence that has been completely renovated by the sellers.
GAS C/H with thermostatically controlled radiators.
PVCu DOUBLE GLAZED WINDOWS.
SMOOTH SKIMMED CEILINGS.
8' 10 (2.69m) CEILING HEIGHTS.
LIGHT OAK PANELLED DOORS.

ENTRANCE VESTIBULE
with boarded effect ceramic tiled floor. PVCu part opaque double glazed entrance door. Electricity consumer unit and meter. Light oak boarded effect door to

LIVING/DINING ROOM
20'0" x 11'10" overall
'L' shaped with boarded effect ceramic tiled floor. Double aspect. 2 Radiators. Access to loft space. Multi-fuel stove on slate hearth with alcove with fitted shelving and cupboard to one side. 6 Power points. 2 PVCu double glazed windows. Part glazed pine door to

FITTED KITCHEN
14'0" x 7'7"
with boarded effect ceramic tiled floor. PVCu double glazed picture window. Radiator. 8 Power points plus fused point. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a composite sink unit, 'Zanussi' ceramic hob, 'Zanussi' electric oven, canopied cooker hood and upright fridge/freezer. Fitted cupboard housing the 'Baxi' gas fired central heating combi boiler.

HALLWAY OFF
with 1 power point. Boarded effect ceramic tiled floor to match the kitchen. PVCu double glazed door to the enclosed garden area set aside for 'No. 34.'

SHOWER ROOM
8'4" x 4'4"
with boarded effect ceramic tiled floor. Fully tiled walls. PVCu opaqued double glazed window. Towel warmer ladder radiator. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with fitted storage drawers beneath. 5' 2" (1.57m) wide shower enclosure with plumbed-in dual head shower over.

DOUBLE BEDROOM
11'10" x 8'11"
with radiator. PVCu double glazed window. Textured and coved ceiling. 2 Power points.

EXTERNALLY
Unrestricted on-street parking available immediately to fore. There is a side gated tarmacadamed entrance drive that leads past No 34 to the rear and which provides ample private car parking. Concreted courtyard off the rear of the shop with a gated access to the rear courtyard of No. 30 and which leads along one side of No. 34 with paved terrace off and decorative stoned area. There is an enclosed paved sun terrace and garden area measuring 21' x 20' (6.4m x 6.01m) overall that is set aside for 'No 34 Heol Llanelli.' OUTSIDE LIGHTS and WATER TAPS. Beyond No 34 Heol Llanelli lies a large lawned landscaped garden with herbaceous borders and a kitchen garden that enjoys a sunny private position and which abuts a stream at the rear. The garden amounts to approximately a THIRD of an ACRE.

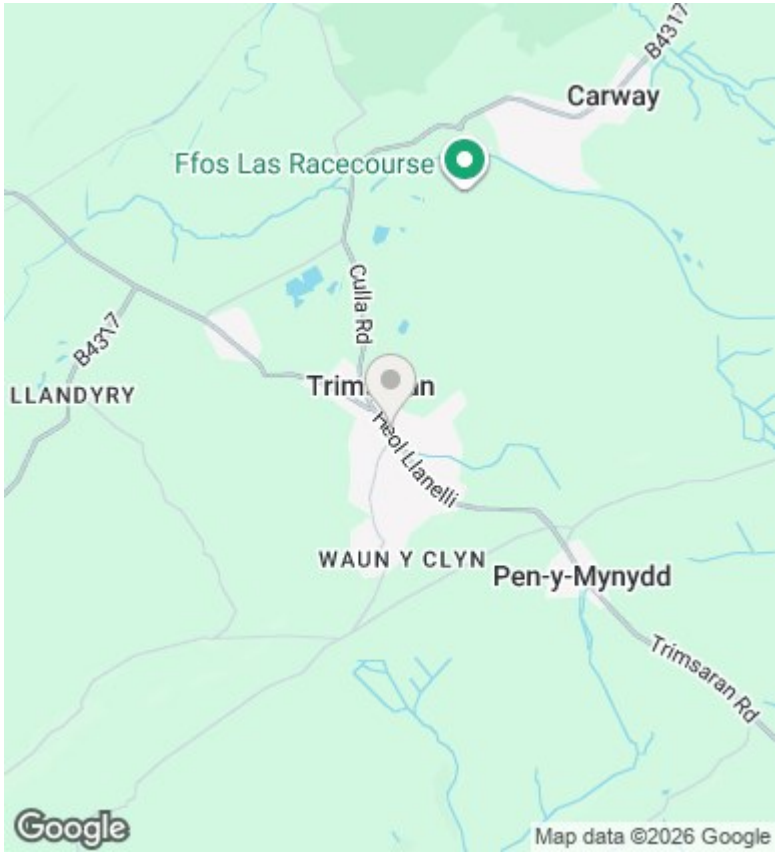
POTATO PREPARATION ROOM
14'4" x 6'7"
with hot and cold water. PVCu opaque double glazed window. Waterproof panelled walls. Ceramic tiled floor with drain inset. Wash hand basin. PVCu part opaque double glazed entrance door.

ADJOINING LEAN-TO FUEL STORE
19'0" x 7'8"
with fitted workbench

GREENHOUSE

DETACHED GARAGE
17'11" x 13'8"
concrete block built. Power and lighting. Roller door.





Directions

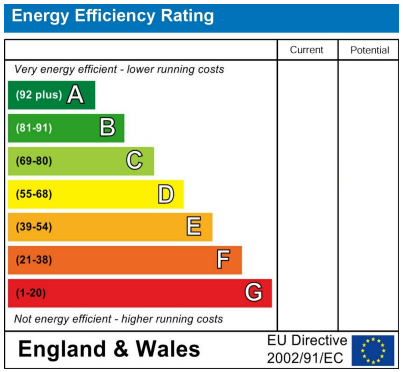
Travelling from the Carway or Kidwelly directions, the property is located in the centre of Trimsaran opposite Garden Suburbs and before Gwynne Price Coaches and the right hand turning for 'Heol Waun y Clun'

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

A



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