



High Street

Tumble, Llanelli SA14 6HD

- Two Bedroom Property
- Ideal First Time Buyer Or Investment Property
 - CHAIN FREE
- Village Location With All Local Amenities
 - Freehold Property
- Lounge, Kitchen & Rear Hallway/ Boot Room
 - Large Garden & Garage
 - Oil Central Heating
 - EPC: D
- Viewing By Appointment Only

Asking Price £119,950 Freehold





Location

Description

An Excellent Opportunity to purchase a Two Bedroom Mid Terrace Property in the village of Tumble. The Accommodation comprises of Entrance Hallway, Lounge, Kitchen, ground floor family bathroom and Two Bedrooms. The Property benefits from Oil Central Heating and Double Glazing. Externally there is a rear garden laid mainly to lawn with patio area, garage and storage shed. Viewing Recommended. EPC: D.

Entrance Hallway

Access via uPVC double glazed entrance door, staircase to first floor.

Lounge

18'7" x 9'9" approx
uPVC double glazed window to front and window facing kitchen (with obscure glass) two radiators, understairs storage.

Kitchen

12'5" x 12'1" approx
Fitted with base & wall units with work surface over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for under counter fridge, radiator, door to rear hallway.

Rear Hallway

Airing cupboard, uPVC double glazed door to rear garden.

Bathroom

7'8" x 5'0" approx
Fitted with a three piece suite comprising of bath, vanity sink unit and low level W.C. uPVC double glazed window facing rear with obscure glass.

Bedroom One

12'10" x 9'5" approx
Two uPVC double glazed windows to front, radiator.

Bedroom Two

9'5" x 6'4" approx
uPVC double glazed windows to rear, radiator.

External

Patio area, lawn area, oil boiler and tank, storage shed and garage.

Garage

Up & over electric door, power and lighting.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, 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.



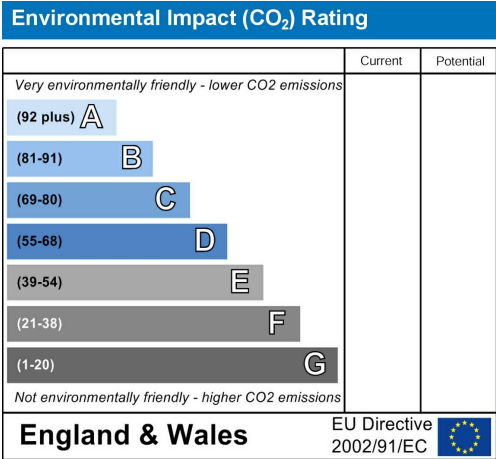
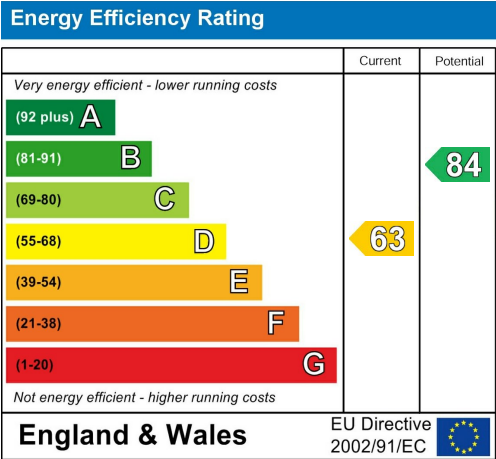








Local Authority
Council Tax Band
EPC Rating D



Cymru Estates Sales Office

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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.