

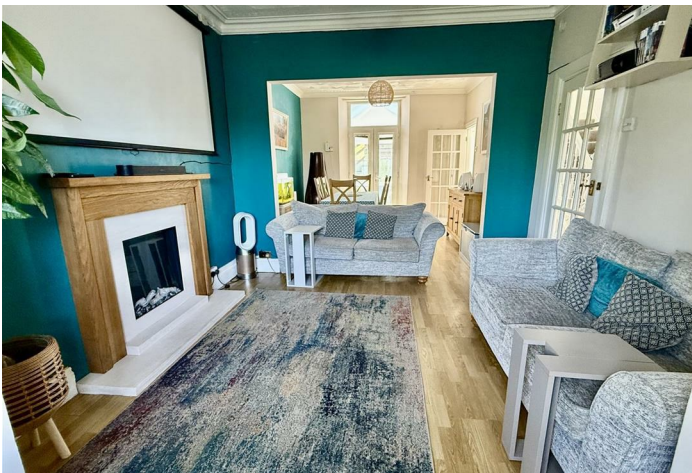


Gwendraeth Road

Tumble, Llanelli SA14 6HF

- Detached Property
- Enclosed Rear Garden With Polytunnel
- Ample Off Road Parking
- Village Location
- EPC: E.
- Three Double Bedrooms & Dressing Room
- Utility, Shower Room & Bathroom
- Oil Central Heating
- Freehold
- Viewing By Appointment Only

Asking Price £339,950 Freehold





Location

Description

Nestled on Gwendraeth Road in the charming village of Tumble, Llanelli, this delightful detached house offers a perfect blend of comfort and space for modern family living. With three well-proportioned bedrooms, including a dressing room, this property is designed to cater to your needs.

The home boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge or hosting gatherings in the dining area, this house accommodates all your lifestyle requirements.

The property features two bathrooms, ensuring convenience for family members and guests alike. The large enclosed rear garden is a standout feature, complete with a polytunnel, making it an ideal space for gardening enthusiasts or those seeking a tranquil outdoor retreat.

Parking is a breeze with ample off-road space, making it perfect for families with multiple cars or visitors.

This charming home on Gwendraeth Road is not just a property; it is a place where memories can be made. With its spacious interiors and generous outdoor space, it presents an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home. EPC: E.

Entrance Hallway

Access via uPVC double glazed door with matching uPVC fanlight, radiator, stairs leading to first floor, uPVC obscure double glazed door leads to rear, understairs cupboard.

Reception Room One

13'7" x 10'9" approx
uPVC double glazed window facing front, radiator.

Reception Room Two

13'7" x 10'9" approx

uPVC double glazed window facing front, solid oak framed electric fire, radiator.

Dining Room Area

11'2" x 11'1" approx

uPVC double glazed french doors leading to conservatory, radiator.

Conservatory/ Reception Three

10'11" x 9'9" approx

New Anglian conservatory (2024 still under warranty) with solid roof. uPVC double glazed windows and door to rear garden, radiator.

Kitchen/ Breakfast Room

11'4" x 8'7" approx

Fitted with a range of matching base and wall units with workspace over, stainless steel sink with mixer tap, cooker with extractor fan above. Radiator, uPVC double glazed window facing rear.

Utility Room

9'2" x 8'3" approx

Fitted with base and wall units with workspace over, plumbing for washing machine and dishwasher, space for Fridge/Freezer, floor-standing "Grant" oil boiler, access to loft space. uPVC obscure double glazed window to the side, uPVC double glazed window to the rear, and door to rear, airing cupboard.

Shower Room

9'3" x 2'10" approx

Fitted with a three piece suite comprises of low level W.C., pedestal wash hand basin, shower cubicle with electric shower, two uPVC obscure double glazed windows facing front, radiator

Landing

uPVC double glazed window facing rear, access to loft space.

Bedroom One

11'3" x 10'6" approx

uPVC double glazed window facing, radiator, fitted wardrobes.

Dressing Room

5'10" x 4'5" approx

uPVC double glazed window facing front.

Bedroom Two

11'1" x 9'5" approx

uPVC double glazed window facing rear, radiator.



Bedroom Three

10'10" x 9'7" approx
uPVC double glazed window facing front, radiator.

Family Bathroom

10'11" x 8'9" approx
Fitted with a matching three piece suite comprises of low level W.C, pedestal wash hand basin and Jacuzzi bath with electric shower fitted over, airing cupboard, uPVC obscure double glazed window facing rear.

External

External Front: Open aspect frontage mainly laid with decorative chippings, small lawn and shrubbery, oil tank.

External Rear: Rear garden comprises of large gated access into tarmacadam driveway with ample off road parking, paved patio area, external tap, steps leading up to the remainder of the garden which is mainly laid to lawn with fruit trees, wooden shed, poly-tunnel, wooden potting shed and a raised decked area giving open country views to front of property.

Polytunnel

New cover installed in 2023 and comes with an irrigation system ready for installation.

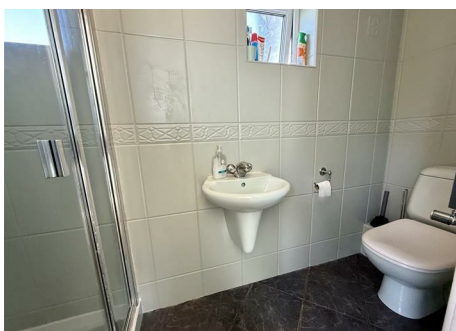
Off Road Parking Area

Tarmacadam driveway area giving Off Road Parking for several vehicles.

Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.
SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.
IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer







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All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser. Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

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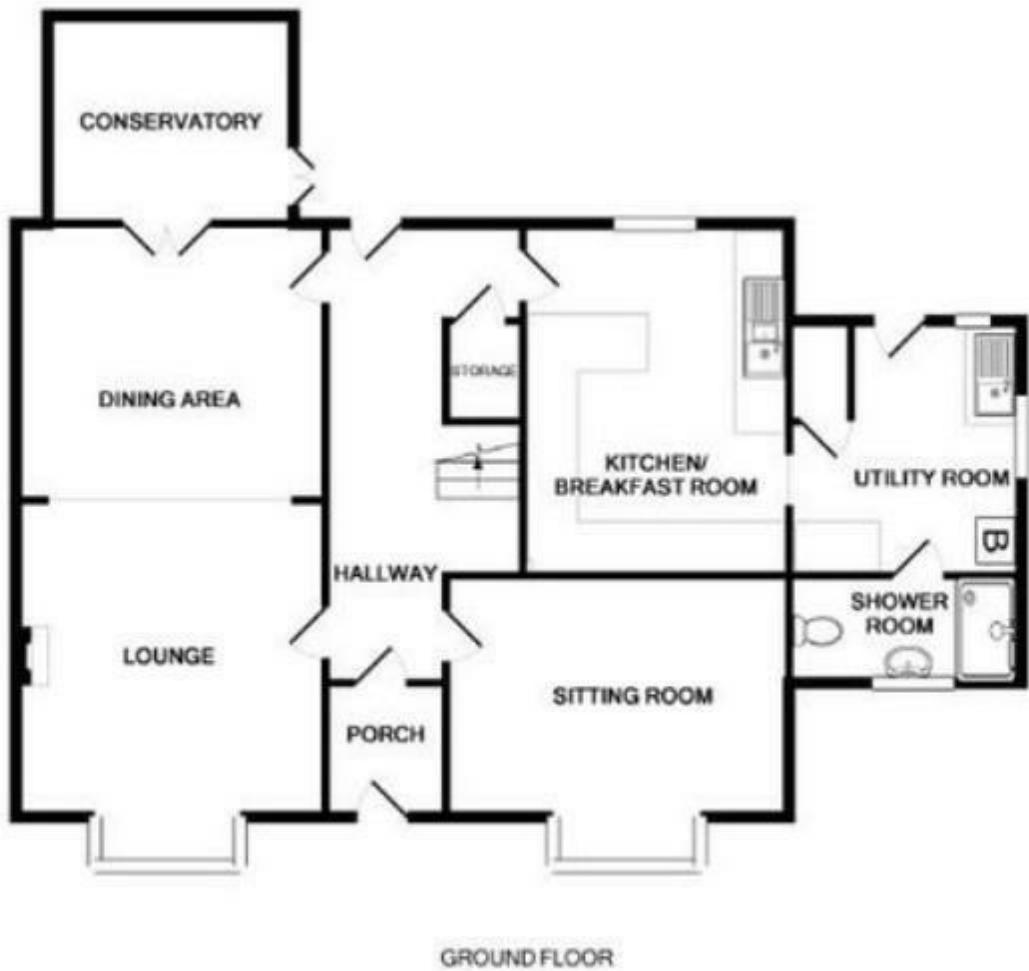
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Local Authority Carmarthenshire
 Council Tax Band E
 EPC Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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.