



## **Craig Y Llety**

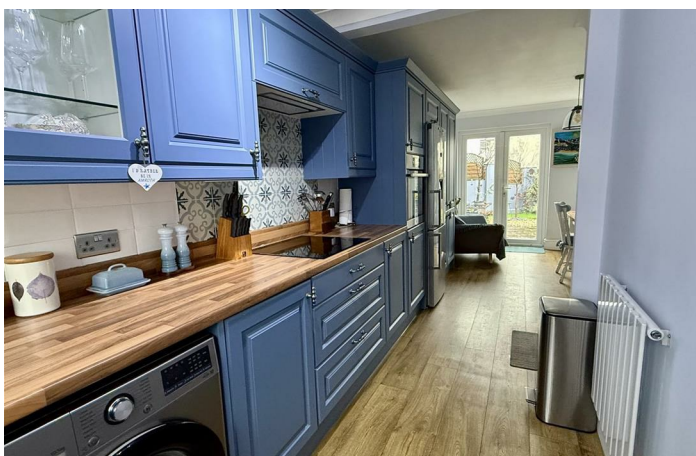
Upper Tumble, Llanelli SA14 6BZ

- Three Bedroom Property
- Kitchen With Dining Room
- Front & Rear Gardens
- Oil Central Heating
- Village Location
- Newly Renovated Throughout
- Off Road Parking
- Detached Summer House/Home Office
- EPC:C. Freehold.
- Viewing By Appointment Only

**Asking Price £217,500 Freehold**







## Location

## Description

Nestled in the charming village of Upper Tumble, Llanelli, this modern end-terrace house offers a delightful blend of comfort and convenience. With three bedrooms this property is perfect for families or those seeking extra space. A well-appointed kitchen/ dining room and a further reception room providing ample room for relaxation and entertaining. Recently renovated throughout, the home boasts contemporary finishes that enhance its appeal. The open-plan layout allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere. The property also features off road parking, ensuring ease of access for residents and guests alike.

One of the standout features of this home is the detached summer house, currently utilised as a home office. This versatile space can easily adapt to your needs, whether you require a quiet workspace, a hobby room, or additional storage. Situated conveniently near M4 junction 49, this property offers excellent transport links, making it an ideal choice for commuters. The village location ensures that all local amenities are within easy reach, providing a perfect balance of rural charm and modern convenience. In summary, this beautifully renovated end-terrace house in Upper Tumble is a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this property your own. EPC:C. Freehold.

## Hallway

Access via uPVC double glazed door, radiator, stair case to first floor and understairs storage.

## W.C Cloakroom

5'10" x 2'11" approx

Fitted with a two piece suite comprising of low level W.C., and wall mount wash hand basin. Radiator and uPVC double glazed obscured window facing front.



### **L-Shaped Kitchen/ Dining Room**

25'4" x 12'11" x 11'3" approx

Fitted with matching wall and base units with work surface over, sink with drainer and mixer tap, electric oven, induction hob with extractor hood over. Plumbing for washing machine, space for fridge/ freezer, radiator. uPVC double glazed windows facing front and rear, double doors leading to rear garden.

### **Living Room**

12'2" x 10'3" approx

uPVC double glazed window facing front, radiator.

### **Landing**

Hatch to loft space.

### **Bedroom One**

16'5" x 10'2" approx

uPVC double glazed windows to front and rear, radiator.

### **Bedroom Two**

12'11" x 10'6" approx

uPVC double glazed window to front, fitted wardrobe, radiator.

### **Bedroom Three**

11'10" x 6'3" approx

uPVC double glazed window to side, radiator.

### **Family Bathroom**

6'2" x 5'7" approx

Fitted with a three piece suite comprising of shower, low level W.C., and vanity wash hand basin. uPVC double glazed window with obscure glass to rear, radiator.

### **External Boiler/Utility Room**

10'3" x 3'10" approx

Power and lighting, radiator, uPVC double glazed window and door, cold water tap.

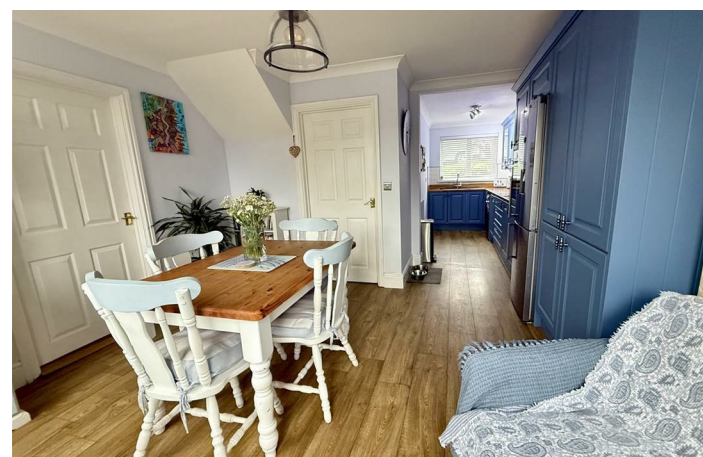
### **Summer House**

9'3" x 7'7" approx

Power and lighting (separate fuse box) spot lighting, uPVC double glazed window and double doors.

### **Front Garden**

A tarmac driveway to side with lawn area with steps leading to front, gated side access to rear garden.





## Rear Garden

Enclosed garden laid to lawn with patio area and ornamental chippings and summer house. Gated area with oil tank.

## 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.







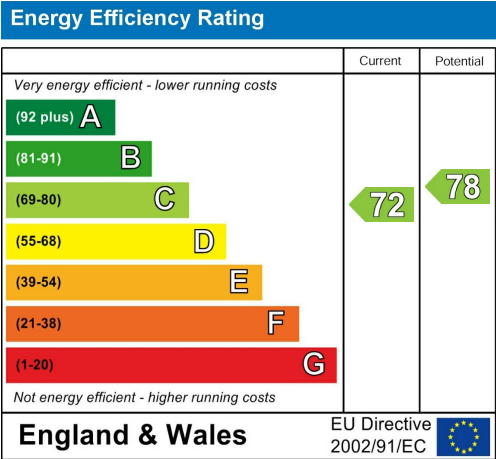








Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating C



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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.