



Rhosnewydd

Tumble, Llanelli SA14 6LA

- Semi Detached Property
- Two Reception Rooms
- Enclosed Rear Garden & Patio Area
 - EPC: D
 - Oil Central Heating
- Three Bedrooms
- Off Road Parking To Front Of Property
- CHAIN FREE
- Village Location
- Viewing By Appointment Only

Asking Price £179,950 Freehold





Location

Description

Cymru Estates are pleased to offer FOR SALE A Three bedroom Semi Detached property situated in the village of Tumble. The property Benefits from uPVC double glazing throughout, oil central heating, off road parking to front and enclosed garden to the rear. The accommodation briefly comprises of lounge, kitchen, dining room and Three bedrooms and family bathroom to the first floor. Chain Free. EPC: D

Entrance Hallway

Access via uPVC double glazed door with side window (obscure glass) radiator, staircase to first floor.

Lounge

14'9" x 10'1" approx
uPVC double glazed window facing front, radiator, french doors leading into dining room.

Dining Room

10'3" x 8'4" approx
French doors leading into lounge, uPVC double glazed double doors to rear garden, radiator.

Kitchen

10'3" x 9'6" approx
Fitted with matching base and wall units with work surface over, electric oven and four ring hob with extractor hood over, integrated fridge/ freezer, stainless steel sink with mixer tap and drainer, breakfast bar, radiator, understairs storage cupboard. uPVC double glazed window facing rear and door to side.

Landing

uPVC double glazed window facing side with obscure glass.

Bedroom One

14'1" x 9'6" approx
uPVC double glazed window facing rear, storage cupboard, radiator.



Bedroom Two

11'2" x 9'7" approx
uPVC double glazed window facing front, storage cupboard, radiator.

Bedroom Three

9'6 x 7'0" approx
uPVC double glazed window facing front, radiator.

Family Bathroom

6'8" x 5'9" approx
Fitted with a three piece suite comprising of bath with shower over, vanity unit with sink and low level W.C., heated towel rail, uPVC double glazed window facing rear with obscure glass.

External

External Front: Driveway with ample off road parking.

External Rear: Utility room with plumbing for washing machine and space for tumble dryer & Boiler Room. Lawn area and patio area, oil tank, cold water tap.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

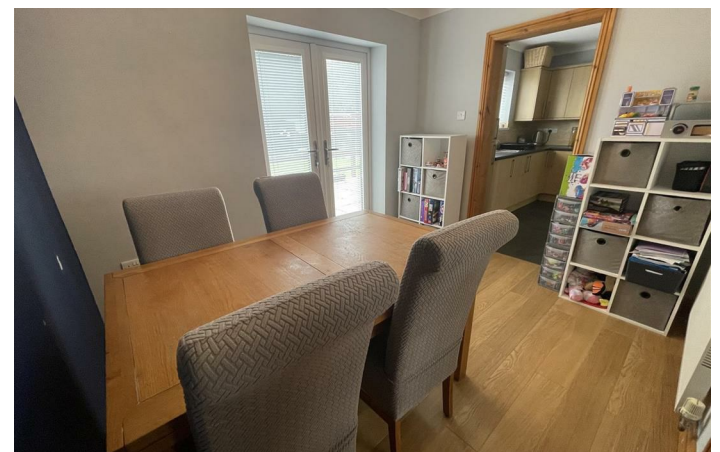
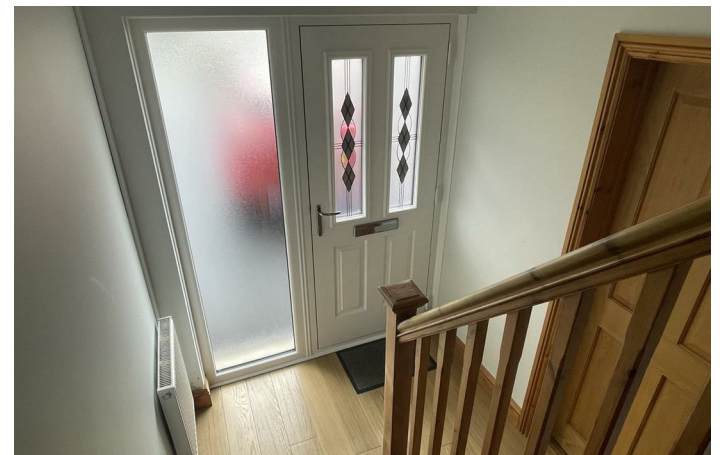
SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION

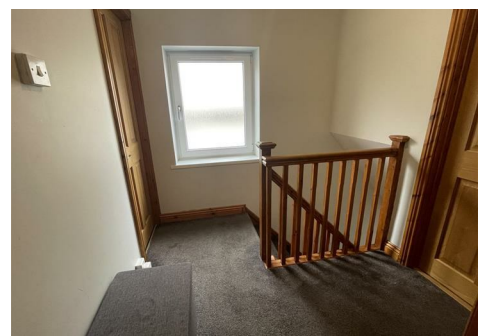
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, 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.



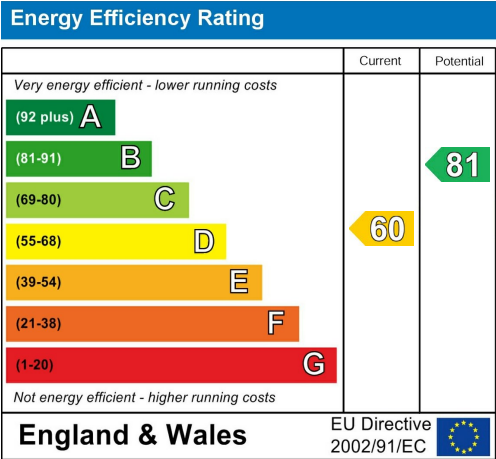








Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating D



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.