



## **Rhosnewydd**

Tumble, Llanelli SA14 6LD

- Semi Detached Property
- CHAINFREE
- Village Location With All Local Amenities
- Viewing By Appointment Only
- Three Bedrooms
- EPC: tbc
- Freehold Property
- Total Renovation

**Asking Price £99,950 Freehold**







## Location

### Description

Nestled in the charming village of Tumble, Llanelli, this semi-detached house presents an exciting opportunity for those seeking a property ripe for renovation. With a total of three well-proportioned bedrooms, this home is perfect for families or individuals looking to create their ideal living space.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The layout offers a fantastic canvas for modernisation, allowing you to design the interiors to suit your personal taste and lifestyle. Situated in a village location, residents will benefit from the convenience of local amenities, ensuring that daily necessities are just a stone's throw away. The surrounding area is known for its community spirit and picturesque scenery, making it an ideal setting for those who appreciate a tranquil lifestyle while still being within reach of larger towns.

This house is not just a property; it is a chance to craft a home that reflects your vision. With its potential for total renovation, you can transform this space into a stunning residence tailored to your needs. Whether you are a first-time buyer or an experienced renovator, this property offers a unique opportunity to invest in a home in a delightful village setting. EPC: tbc

### Hallway

Stairs lead to first floor, radiator.

### Reception Room

17'1" x 10'8" approx

uPVC window facing front and rear of property. door leads to kitchen area, radiator.

### Kitchen With Dining Room

17'1" x 9'5" approx

uPVC window facing front and rear of property, radiator, fitted with base and wall units, under stairs cupboard, uPVC door leads to rear of property.



### Landing

Window facing rear of property, loft access.

### Bedroom One

12'1" x 9'3" approx

uPVC window facing front, radiator, storage cupboard, loft access.

### Bedroom Two

11'7" x 9'2" approx

uPVC window facing front, radiator, storage cupboard.

### Bedroom Three

9'5" x 7'5" approx

uPVC window facing rear, radiator, airing cupboard with water tank.

### Bathroom

fitted with a three piece suite comprising of WC, hand wash basin, bath with shower above, uPVC window facing rear of property, radiator.

### External

Rear Garden over grown, storage buildings.

### Description

#### 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**

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

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

**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.