



## Penparc

Tumble, Llanelli SA14 6EP

- CHAIN FREE, End Terrace Property
  - Three Bedrooms
- Off Road Parking At Rear Of Property
  - EPC: D
- Village Location With All Local Amenities
- Newly Renovated Throughout
- Kitchen With Separate Utility Room & W.C.
  - Rear Garden
- Freehold Property
- Viewing By Appointment Only

**Asking Price £189,950 Freehold**





## Location

## Description

This charming end terrace property in Penparc, Tumble, is a chain-free property that presents an excellent opportunity for both first-time buyers and families alike. Newly renovated throughout to a high standard, this home boasts a fresh and modern feel, making it ready for you to move in without the need for any immediate work.

The property features a spacious reception room, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for everyone to relax and unwind. The bathroom is conveniently located, ensuring comfort and practicality for daily living. One of the standout features of this home is the off-road parking available for two vehicles at the rear, providing added convenience in this village location. The property benefits from oil central heating, ensuring warmth and comfort during the colder months.

Situated in a friendly village, you will find all local amenities within easy reach, making daily errands a breeze. Additionally, the property is conveniently located near M4 junction 49, offering excellent transport links for those commuting or wishing to explore further afield.

This delightful home combines modern living with the charm of village life, making it a must-see for anyone looking to settle in this lovely area. Don't miss the chance to make this beautifully renovated house your new home. FREEHOLD. EPC:D. CHAIN FREE

## Hallway

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

## Living Room With Dining Area

20'55" x 12'72" approx

Two uPVC double glazed windows facing front and rear, two radiators, understairs storage cupboard.

### Kitchen

12'76" x 9'19" approx

Fitted with base units with worksurface over, stainless steel sink, electric oven and hob with extractor hood over, integrated under counter fridge and freezer. uPVC double glazed door to side and window facing side.

### Utility Room

9'57" x 7'76" approx

Fitted with base units with worksurface over with stainless steel sink, plumbing for washing machine and space for tumble dryer. uPVC double glazed window facing side.

### W.C.

5'50" x 2'79" approx

Fitted with a low level W.C. uPVC double glazed window facing side with obscure glass.

### Landing

#### Bedroom One

12'99" x 9'19" approx

uPVC double glazed window facing side, radiator, storage cupboard.

#### Bedroom Two

10'82" x 9'22" approx

uPVC double glazed window facing front, radiator, storage cupboard.

#### Bedroom Three

10'73" x 6'63" approx

uPVC double glazed window facing front, radiator.

### Family Bathroom

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

### External

Lawn area and patio area leading to off road parking.

Storage Building

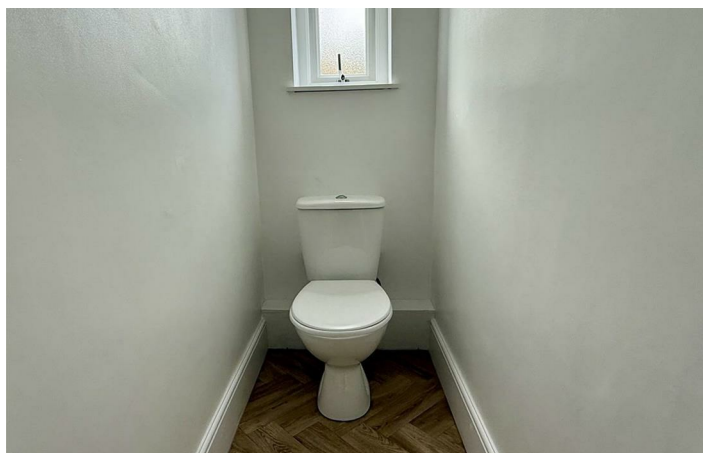
### Off Road Parking Area

Space for two 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 or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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.

**PHOTOGRAPHS:** Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and appearances may differ from those shown.

**FIXTURES & FITTINGS:** Items shown or mentioned within these particulars, including fixtures, fittings, appliances, and furnishings, are not necessarily included in the sale and should be confirmed separately by prospective purchasers.

**LEGAL INFORMATION:** Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.

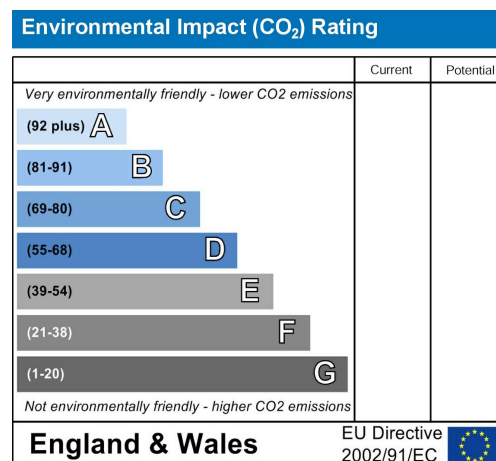
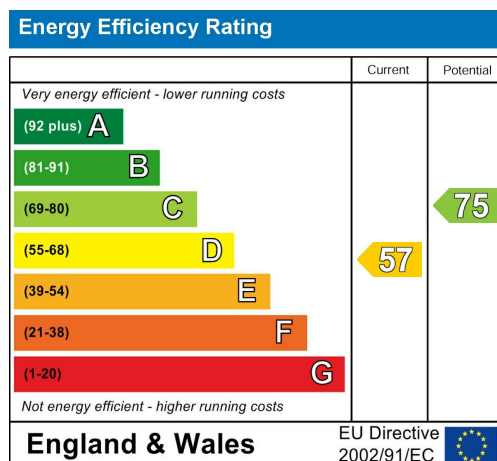








Local Authority Carmarthenshire  
Council Tax Band B  
EPC Rating D



#### Cymru Estates Sales Office

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