



## Maesgwern

Tumble, Llanelli SA14 6LF

- Semi Detached Property
  - Lounge
- Unfurnished Property Off Road Parking
  - Bon £850
  - Council Tax B
- Two Double Bedrooms & Two Attic Rooms
- Kitchen With Dining Room Separate Utility Room
  - Rental £750 Per Calendar Month
  - EPC:E
  - Available March 2026

**£750**





## Location

## Description

Located in the village of Tumble, this newly renovated semi-detached house presents an excellent opportunity for those seeking a comfortable and modern home. The property boasts two spacious double bedrooms, complemented by two versatile attic rooms catering to a variety of lifestyle needs. Upon entering, you are welcomed into a bright and inviting lounge that seamlessly flows into a well-appointed kitchen diner, perfect for both entertaining guests and enjoying family meals. The separate utility room adds practicality to daily living, ensuring that chores are kept out of sight. The property features a well-maintained rear garden, providing a delightful outdoor space for relaxation or gardening enthusiasts. Off-road parking for two vehicles adds to the convenience, making this home not only stylish but also functional. Situated in a village location, this residence offers a retreat while still being within easy reach of local amenities and transport links. Available March 2026. Rental £750 per calendar month. Bond £850. Unfurnished. Council Tax B. EPC:E

## Hallway

## Lounge

12'5" x 11'4" approx

## Kitchen With Dining Room

18'9" x 8'5" approx

## Utility Room & Side Porch

10'7" x 5'9" approx

## W.C. Room

## Storage Room

5'8" x 5'3" approx

## Landing

## Bedroom One

11'7" x 10'0" approx

## Bedroom Two

11'9" x 10'1" approx

## Family Bathroom

6'7" x 5'11" approx

## Attic Room

9'6" x 8'10" approx

## Attic Room

9'6" x 6'7" approx

## External

Front: Off Road Parking

Rear: Patio with Garden Area, side access.

## Disclaimer

### GENERAL INFORMATION

**VIEWING:** By appointment with Cymru Estates.

**SERVICES:** Mains electricity, gas, 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.

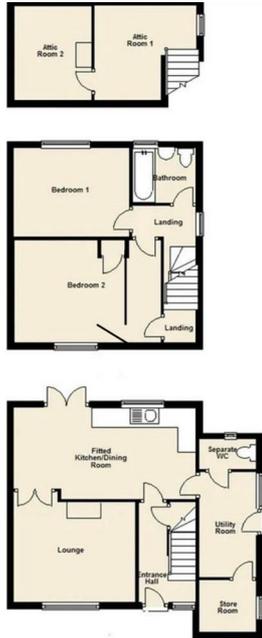
They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances 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.



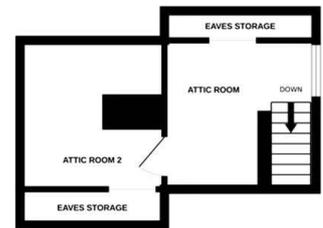
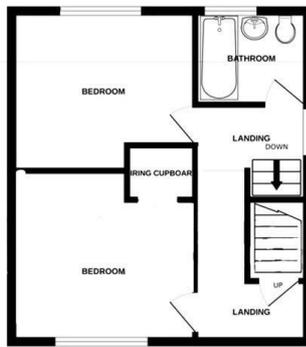
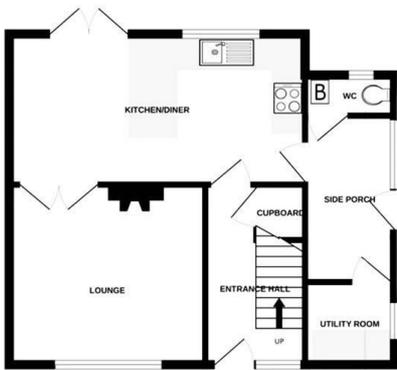
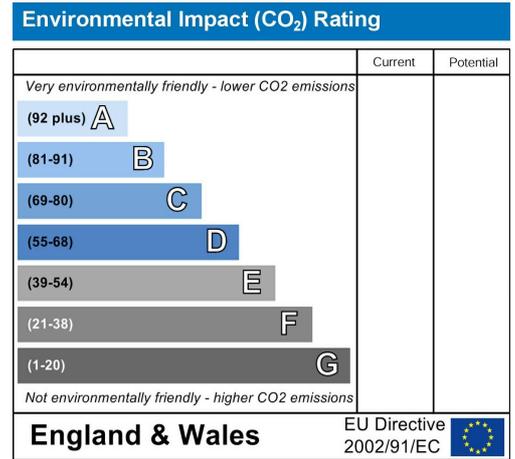
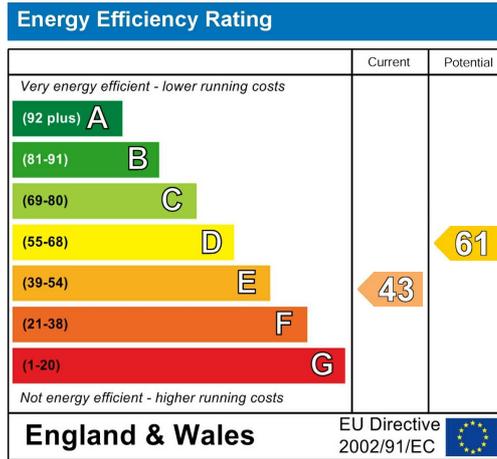








Local Authority Carmarthenshire  
 Council Tax Band B  
 EPC Rating E



**Cymru Estates Sales Office**

23a Llandeilo Road, Cross Hands,  
 Llanelli, Dyfed, SA14 6NA

**Contact**

01269 846746  
[crosshands@cymruestates.com](mailto:crosshands@cymruestates.com)  
[www.cymruestates.com](http://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.