



Tyisha Road Tumble, Llanelli SA14 6HA

- Deceptively Spacious Detached Bungalow
 - Village Location
 - Off Road Parking Opposite
 - Landscaped Tiered Rear Garden
 - EPC: E
- Two Double Bedrooms
 - Freehold
 - Outbuildings Workshop & Utility
 - Summer House With Open Countryside Views
 - Viewing By Appointment Only

Asking Price £239,950 Freehold





Location

Description

This deceptively spacious two bedroom bungalow sits on the quiet Tyisha Road and faces out over a grassy verge and wooded area to countryside beyond. Off road parking opposite gives ample parking. Small steps leading to front door giving the property a slightly elevated position. The property comprises of two double bedrooms, large living room/ dining room, ample sized kitchen and family bathroom at rear. Rear garden is large and sloping providing commanding and panoramic views from the upper tiers to surrounding open countryside. Viewing is recommended to appreciate what this property offers. Freehold. EPC; E.

Entrance Hallway

Approach via uPVC front door, radiator, loft access

L Shaped Living/ Dining Room

21'1" x 13'3" approx

Two radiators, uPVC window facing front of property, multi fuel burner with feature stone surround

Kitchen Dining Room

13'11" x 9'4" approx

Fitted with a range of matching base and wall units with worksurface over, range oven with extractor hood over, sink with drainer and mixer tap, uPVC double glazed window and uPVC back door.

Bedroom One

10'1" x 9'11" approx

Radiator, uPVC double glazed window facing front, fitted wardrobes

Bedroom Two

10'8" x 10'6" approx

Radiator, uPVC double glazed window facing rear

Family Bathroom

Fitted with a four piece suite comprising of a low level W.C., panelled bath, pedestal wash hand basin, freestanding shower cubicle, uPVC double glazed window facing rear with obscure glass, wall mounted radiator.

Rear Hallway

uPVC double glazed window facing side with obscure glass, radiator, storage cupboard.

Outside Utility

Electric and lighting, plumbing or washing machine and space for tumble dryer, window

External

Rear Garden

Stone chippings courtyard, two storage sheds, steps to large tiered garden with commanding views over countryside and playing fields, summer house with electric.

Front

Small raised area laid with chippings, steps to front door, parking opposite off road on grass verge, views from front.

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.



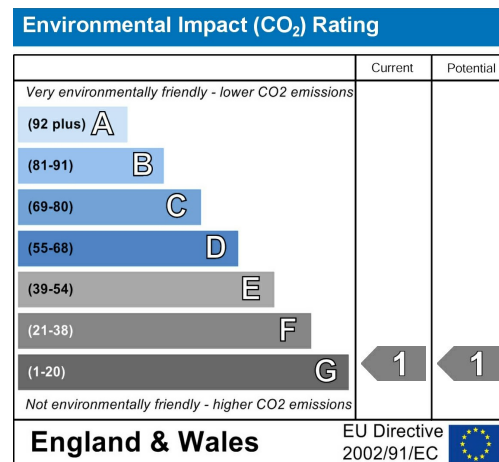
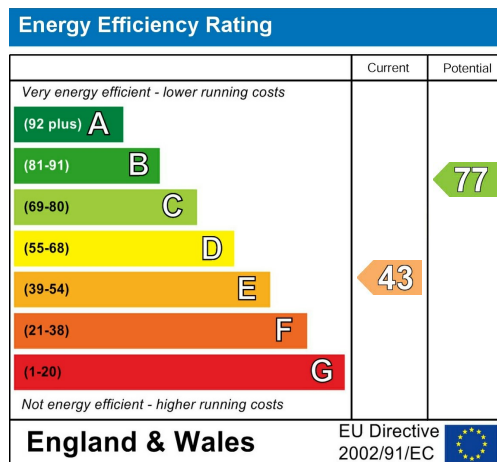








Local Authority Carmarthenshire
Council Tax Band C
EPC Rating E



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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.