



Waungoch

Upper Tumble, Llanelli SA14 6BX

- Detached Bungalow
- Family Bathroom & Two En-Suites
- Rear Garden in need of attention
- Village Location
- EPC: tbc
- Four Double Bedrooms
- Kitchen/ Diner, Lounge & Sunroom
- Off Road Parking
- Freehold
- Viewing By Appointment Only

Asking Price £339,950 Freehold





Location

Description

Nestled in the charming village of Upper Tumble, Llanelli, this delightful Detached Bungalow presents a unique opportunity for those seeking a tranquil lifestyle. With four spacious bedrooms, this property is perfect for families or those looking for extra space. The home features three bathrooms, ensuring convenience for all residents and guests alike.

While the property is in need of some tender loving care, it offers a blank canvas for potential buyers to create their dream home. The detached garage provides additional storage or workshop space, catering to various needs.

The village location enhances the appeal of this property, offering a peaceful environment while still being within easy reach of local amenities and the beautiful Welsh countryside. This detached Bungalow is a rare find, combining space, potential, and a lovely setting. Whether you are looking to invest or settle down, this property is well worth considering. EPC:tbc

Entrance Hallway L-Shaped

17'3" x 4'5" x 19'1" approx

Radiator, airing cupboard, loft access.

Lounge

17'7" x 13'1" approx

uPVC double glazed window facing front, radiator, electric fireplace.

Kitchen/ Diner

21'1" x 13'1" approx

Fitted with a range of base, wall units with worksurface over, built in electric oven, separate grill & 4 ring hob with extractor hood over, integrated fridge, freezer and dishwasher (appliances not tested). One and a half bowl sink unit with mixer tap. Radiator and uPVC double glazed window facing rear of property, door leading to Utility room.

Utility Room

Fitted with a range of base and wall units with worksurface over, stainless steel sink unit with mixer tap, space for tumble dryer and plumbing for washing machine. freestanding oil Boiler. Radiator, uPVC double glazed window facing rear of property and door leading to rear.

Sun Room

12'6" x 12'4" approx

uPVC double glazed windows facing sides and rear of property with French door leading to side Patio area. Two radiators.

Master Bedroom

12'1" x 10'9" approx

uPVC double glazed window to front, radiator, door leading to En-Suite.

En-Suite

Fitted with a three piece suite comprising of walk in double shower, low level W.C. & pedestal wash hand basin. Extractor fan, heated towel rail and uPVC double glazed window to side with obscure glass.

Bedroom Two

12'10" x 10'8" approx

uPVC double glazed window to front, radiator.

Bedroom Three

10'8" x 9'5" approx

uPVC double glazed window to rear,, radiator.

Family Bathroom

9'3" x 7'1" approx

Fitted with a three piece suite comprising of bath telephone taps, low level W.C. & pedestal wash hand basin. Radiator, uPVC double glazed window to rear with obscure glass.

Bedroom Four

13'4" x 10'3" approx

uPVC double glazed window to front, radiator, door leading to En-Suite.

En-Suite

6'6" x 4'2" approx

Fitted with a three piece suite comprising of walk in double shower, low level W.C. & pedestal wash hand basin. Extractor fan, heated towel rail and uPVC double glazed window to side with obscure glass.

Detached Garage

17'5" x 15'4" approx

Up & over door, uPVC double glazed window facing side. uPVC double glazed door to front.

External

Front: Tarmacadam driveway to front of property with off road parking, lawn area.

Rear: Overgrown garden area (in need of attention), oil tank.

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 D
EPC Rating

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

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

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.