



Maesgwern

Tumble, Llanelli SA14 6LF

- Three Bedroom Property
- Lounge & Kitchen Diner
 - Oil Central Heating
 - EPC:D
- Freehold Property
- Semi Detached
- Village Location
- CHAIN FREE
- Ideal First Time Buyer
- Viewing By Appointment

Asking Price £124,950 Freehold

Local
Authority Carmarthenshire
County Council



Cymru Estates Sales Office
23a Llandeilo Road, Cross Hands,
Llanelli, Dyfed, SA14 6NA

Contact
01269 846746
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC