



## **Heol Y Neuadd**

Tumble, Llanelli SA14 6HR

- Detached Property
- Newly Renovated Bathroom
  - Oil Central Heating
- EPC:F. Freehold Property
- Village Location With All Local Amenities
- Three Bedrooms
- Off Road Parking To Front & Rear Of Property
  - Large Rear Garden Laid To Lawn
  - Easy access to M4 junction 49
  - Viewing By Appointment Only

**Asking Price £219,950 Freehold**





## Location

### Description

Located in the village of Tumble, this delightful detached property on Heol Y Neuadd offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the large rear garden, which presents a fantastic opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. Additionally, off-road parking is available both at the front and rear of the property, providing convenience for residents and visitors alike.

Situated with easy access to the M4 junction 49, commuting to nearby towns and cities is a breeze, making this location particularly appealing for those who travel for work. The village itself is well-equipped with all local amenities, ensuring that you have everything you need right on your doorstep.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a spacious home. Don't miss the chance to make this charming house your new home. Freehold. EPC:F

### Hallway

uPVC double glazed door, radiator, tiled floor, stairs to first floor.

### Reception Room

22'9" x 12'2" approx

Two uPVC double glazed windows facing front and side of property, two radiators, built in storage cupboards.

## Kitchen

18'9" x 7'10" approx  
uPVC double glazed window facing side of property, two uPVC double glazed window facing rear of property, fitted with a range of matching wall and base units, integrated oven and gas hob, single drainer sink unit with mixer tap over and drainer, plumbing for washing machine and space for tumble drier, space for fridge freezer, oil fired boiler, external door out to rear garden, internal door through to the dining room.

## Dining Room

8'3" x 6'6" approx  
Radiator, uPVC double glazed window facing side.

## W.C. Room

Fitted with a two piece suite comprising of w.c. and hand wash basin, radiator, tiled floor.

## Landing

Access to attic space.

## Bedroom One

11'11" x 11'2" approx  
uPVC double glazed window facing rear of property, radiator.

## Bedroom Two

11'4" 9'6" approx  
uPVC double glazed window facing front of property, radiator.

## Bedroom Three

8'11" x 7'8" approx  
uPVC double glazed window facing front of property, radiator.

## Family Bathroom

7'8" x 6'6" approx  
uPVC frosted double glazed window facing rear of property, newly fitted suite comprising of including w.c., vanity wash hand basin with mixer tap over, panelled bath, separate enclosed freestanding shower cubical, walls tiled to splashback, wood effect laminate flooring.

## External

Front: Off Road Parking space to the front with small forecourt Garden, gated side access.

Rear: Off Road Parking to the rear via rear access lane, garden laid to lawn area, Patio Areas, Storage Shed, oil tank.

## 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.

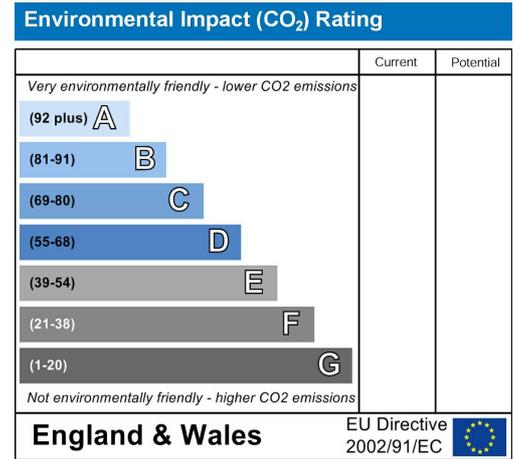
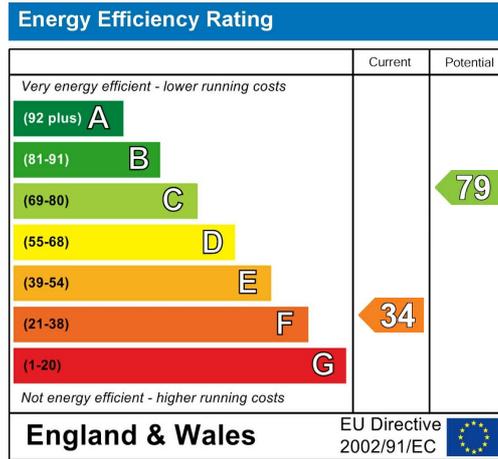








Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating F



**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.