



Waungoch

Upper Tumble, Llanelli SA14 6BX

- Detached Bungalow
- Family Bathroom & En-suite
- Front & Rear Gardens With Open Countryside Views
- M4 Junction 49 Location
- Garage With Off Road Parking
- Three Double Bedrooms
- Kitchen & Utility Room
- EPC: D
- Village Location With All Local Amenities
- Viewing By Appointment Only

Asking Price £349,950 Freehold





Location

Description

Located in the village of Upper Tumble, Llanelli, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere with french doors leading out to the rear garden which gives open countryside views. The bungalow features two modern bathrooms, ensuring ample facilities for all residents. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for everyday living. One of the standout features of this property is an integral Garage with off road parking for several vehicles. Set in a tranquil location, this bungalow is not only a comfortable home but also a gateway to the beautiful surroundings of Llanelli. With local amenities and scenic spots nearby, you will find everything you need within easy reach. This property presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible part of Wales. Don't miss the chance to make this charming bungalow your new home. EPC: D.

Entrance Hallway

Access via uPVC double glazed door, radiator.

Lounge

17'6" x 13'7" approx
uPVC double glazed double doors to rear garden, radiator.

Kitchen With Dining Area

23'9" x 11'8" approx
Fitted with matching base and wall with worksurface over and breakfast bar, stainless steel sink with mixer tap, electric oven and hob with extractor hood over, space for undercounter fridge. uPVC double glazed window facing side and double doors to rear garden, radiator.

Utility Room

11'8" x 5'5" approx

Fitted with base and wall units, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer and fridge/freezer. uPVC double glazed door to side, radiator.

Master Bedroom

14'10" x 11'9" approx

uPVC double glazed window facing front, radiator.

En-suite

8'4" x 5'1" approx

Fitted with a three piece suite of comprising of shower, vanity unit sink and low level W.C. uPVC double glazed window facing side with obscure glass, radiator.

Bedroom Two

13'6" x 13'4" (into bay) approx

uPVC double glazed bay windows facing front, radiator.

Bedroom Three

9'9" x 8'9" approx

uPVC double glazed window facing side, radiator.

Family Bathroom

9'8" x 6'8" approx

Fitted with a four piece suite of comprising of corner bath, shower, pedestal sink and low level W.C. uPVC double glazed window facing side with obscure glass, radiator.

Integral Garage

17'9" x 9'10" approx

Power and lighting, electric roller door, uPVC double glazed door to rear.

External

Approached via a tarmac driveway with front garden laid with decorative stones, side gate access to rear.

Rear Garden: Ornamental garden with mature plants and flower beds, patio area and beautiful open countryside views, garden shed, 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.

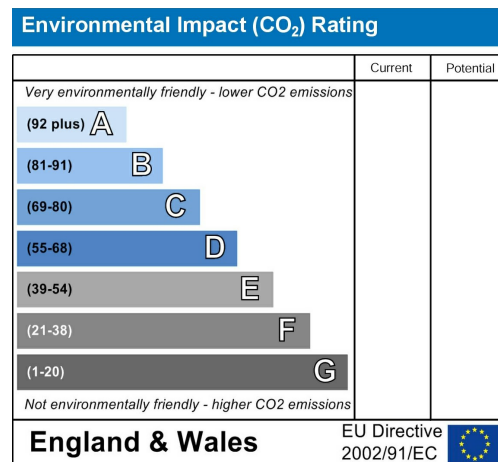
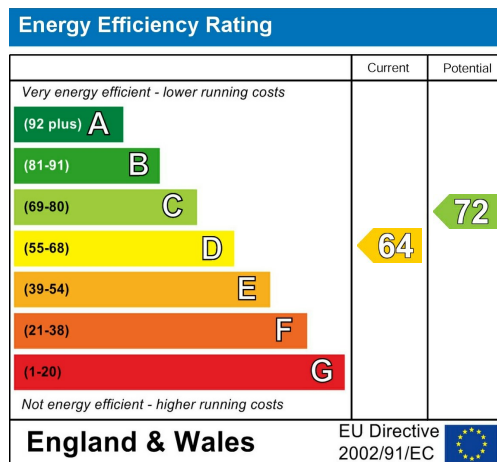








Local Authority Carmarthenshire
Council Tax Band D
EPC Rating D



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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.