



Singleton Road

Upper Tumble, Llanelli SA14 6DS

- Semi Detached Bungalow
 - Conservatory
- Off Road Parking To Side Of Property
 - EPC: E
- Solar Panels Owned By Property
- Two Double Bedrooms
- Front And Rear Garden
 - Chain Free
 - Freehold Property
- Viewing By Appointment Only

Asking Price £159,950 Freehold





Location

Description

Situated in the heart of Tumble, we are pleased to offer for sale this semi detached bungalow, The property briefly consists of entrance hall, kitchen, lounge, rear hall, shower room, two double bedrooms and a conservatory leading to rear garden. the property also has a driveway to the side with room for parking. Freehold Property, CHAIN FREE, Solar Panels Owned By Property. EPC: E.

Entrance Porch

uPVC double glazed window to both sides.

Hallway

uPVC double glazed door, storage cupboard, electric heater.

Kitchen

9'3" x 8'6" approx

uPVC double glazed window to the side. Fitted with matching base and wall units with complimentary worksurface over. Walls tiled over worktop, Integrated halogen hob, extractor hood over, Integrated electric oven and microwave/grill, Stainless steel sink with mixer tap, space for fridge/freezer, electric heater.

Lounge

18'0 x 9'9" approx

uPVC double glazed window, two electric heaters.

Rear Hallway

Cupboard housing hot water cylinder.

Bathroom

uPVC double glazed window facing side with obscure glass, freestanding shower, pedestal wash hand basin, low level W.C.

Bedroom One

12'9" x 9'9" approx

uPVC double glazed window facing rear, electric heater.

Bedroom Two

10'0" x 9'1" approx

Electric heater, uPVC double glazed door opens to conservatory.

Conservatory

9'5" x 7'8" approx

uPVC double glazed windows, uPVC double glazed door opens onto rear garden.

Rear

Front; Off road parking, paved patio area with shrubbery to borders, side access to rear.

Rear: Graveled area with concrete pathway, borders with trees, wooden garden shed, paved patio area.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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		1
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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.