



High Street

Tumble, Llanelli SA14 6HD

- Two Bedroom Property
 - Family Bathroom
- Ideal First Time Buyer Or Investment Property
 - Close to Amenities
 - EPC: D
- Lounge, Kitchen & Lean To
- Large Garden & Storage Shed
 - Village Location
 - Freehold
- Viewing By Appointment Only

Offers Over £99,995 Freehold





Location

Description

An Excellent Opportunity to purchase a Two Bedroom Mid Terrace Property in the village of Tumble. The Accommodation comprises of Entrance Hallway, Lounge, Kitchen, ground floor family bathroom and Two Bedrooms. The Property benefits from LPG gas fired Central Heating and Double Glazing. Externally there is a rear garden laid mainly to lawn with patio area and storage shed. Viewing Recommended. EPC: D

Entrance Hallway

Access via uPVC double glazed entrance door, staircase to first floor.

Lounge

18'11" x 9'1" approx

Two uPVC double glazed window to front and rear (with obscure glass) fireplace opening with feature beam, two radiators.

Kitchen

12'1" x 7'1" approx

Fitted with a range of base & wall units with work surface over stainless steel sink unit with mixer tap, timber single pane sash window, walls tiled over work surface, radiator, door to lean to.

Bathroom

Fitted with a three piece suite comprising of panelled bath, low level W.C. And a pedestal wash hand basin. there is also a gas shower over the bath, Radiator, partly tiled walls, tiled flooring, uPVC double glazed window to rear with obscure glass.

Landing

Hatch to attic space.

Bedroom One

12'5" x 9'2" approx

Two uPVC double glazed windows to front, radiator.

Bedroom Two

6'5" x 9'6" approx

uPVC double glazed window to rear, radiator.

External

Patio area, concrete pathway to garden area laid with chippings, storage shed with rear lane access.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

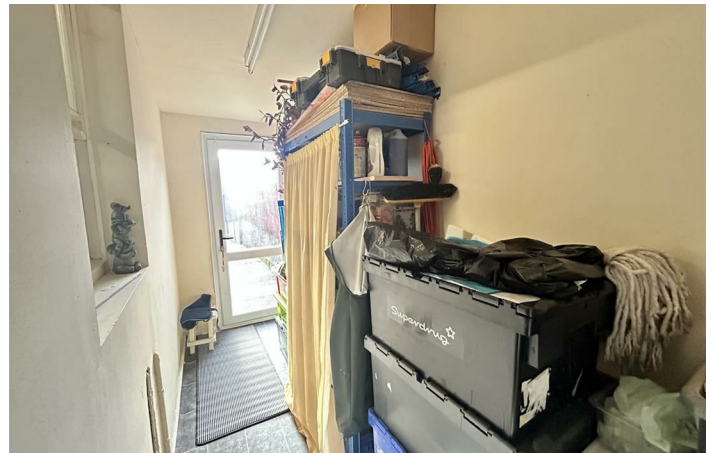
SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.



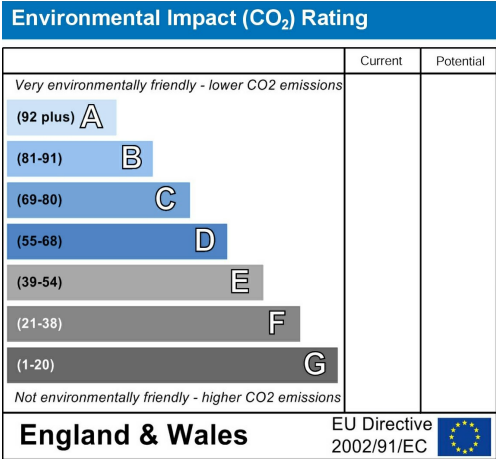
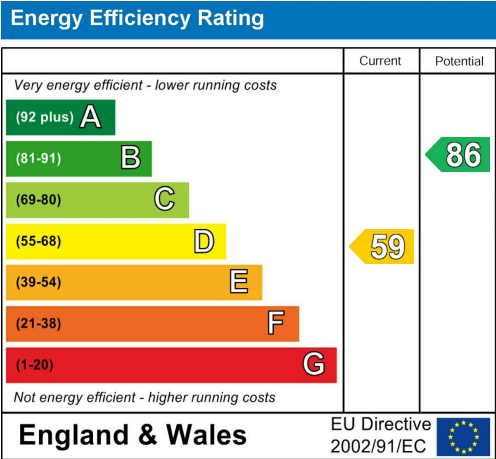








Local Authority Carmarthenshire
 Council Tax Band A
 EPC Rating D



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.