



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





Location

PROPERTY DESCRIPTION

Located in the village of Tumble, this semi-detached property presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms, making it ideal for small families or those looking to establish a comfortable home. Upon entering, you will find a welcoming reception room that offers a perfect space and a kitchen with dining room area.

One of the standout features of this property is the large rear garden, which provides a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

The property is situated in a cul-de-sac in the village of Tumble with all local amenities near, ensuring that you have everything you need within easy reach.

In summary, this semi-detached property in Maesgwern is a fantastic opportunity for those looking to step onto the property ladder. Don't miss the chance to make this house your new home. EPC:D Freehold. CHAINFREE.

HALLWAY

uPVC double glazed door, staircase to first floor.

RECEPTION ROOM

17'1" x 9'6" approx

uPVC window facing front of property, uPVC window to rear, two radiators.

KITCHEN WITH DINING ROOM

17'0" x 9'6" approx

Fitted with matching base and wall units with complimentary worksurface over, space for electric oven, single stainless steel sink with mixer tap, space for fridge/freezer, plumbing for washing machine, smoke alarm, under stairs storage, uPVC window facing front of property and rear.

LANDING

uPVC window facing rear of property, hatch to loft space, smoke alarm.

BEDROOM ONE

12'9" x 9'3" approx
uPVC window facing front of property, radiator.

BEDROOM TWO

10'1" x 9'7" approx
uPVC window facing front of property, radiator,
built in storage cupboard.

BEDROOM THREE

9'10" x 7'6" approx
uPVC window facing rear of property, radiator,
airing cupboard.

FAMILY BATHROOM

6'7" x 6'7" approx
Fitted with a three piece comprising of
pedestal hand wash basin and low level w.c., bath
with shower above, uPVC window facing rear of
property, radiator, extractor fan.

EXTERNAL

Front: Lawned area, gated side access

Rear: Good sized garden laid to lawn with path
throughout, block built outbuilding for storage, oil
tank

DISCLAIMER

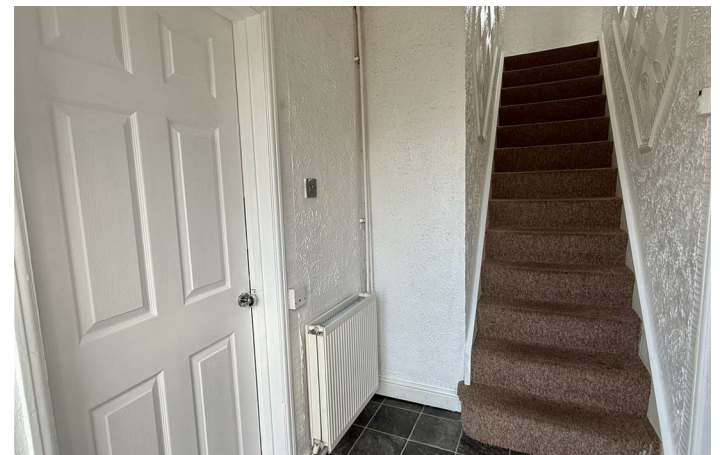
GENERAL INFORMATION

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.



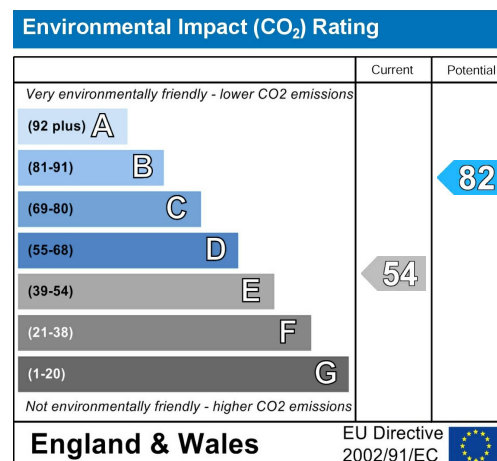
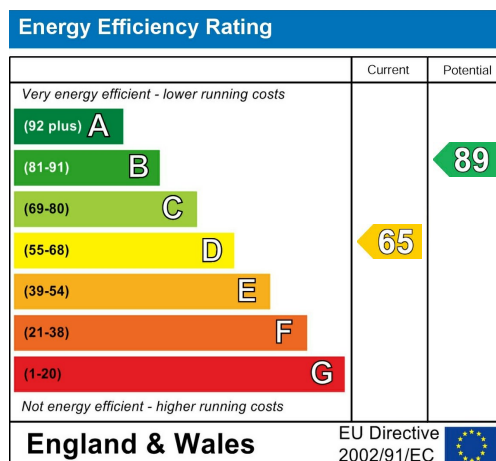








Local Authority Carmarthenshire County Council
Council Tax Band B
EPC Rating D



Cymru Estates Lettings 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.