



## 1 Penparc

Tumble, Llanelli, SA14 6EP

Offers in the region of £169,995



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## Entrance Hallway

Entrance is via a uPVC double glazed door with patterned glass, coved ceiling with 1 x light fitting, 1 x radiator, laminate flooring, door leading to the lounge, staircase leading to the first floor.

## Lounge

20'9" x 13'3" (6.34m x 4.04m)

Spacious lounge with ample floorspace, 1 x uPVC double glazed window to the front with fitted vertical blinds, laminate flooring, smooth ceiling with 2 x light fittings, in built cupboard, 2 x wall lights, 2 x radiators, arche leading to the open plan area.

## Open Plan - Sitting/Dining Aspect

13'1" x 11'10" (4.01m x 3.63m)

Space for dining tables and chairs and sitting area, traditional wooden flooring, smooth coved ceiling with 1 x light fitting and fitted downlighters, 1 x radiator, inbuilt cupboard, uPVC double glazed doors leading to the rear patio area.

## Open Plan - Kitchen Aspect

13'1" x 7'6" (4.0m x 2.29m)

With a range of wall and base units with worksurface over, integrated single oven, ceramic hob with extractor fan over, plumbing made ready for a dishwasher and washing machine, 1 1/2 bowl sink and drainer unit with hot and cold mixer tap over, part wall tiles, floor tiles, smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window with views to the rear, door leading to the rear hall.

## Rear Hall

Floor tiles, smooth ceiling with 1 x light fitting, doors leading to the downstairs shower room and rear porch.

## Downstairs Shower Room

6'4" x 4'7" (1.95m x 1.40m)

Featuring an enclosed shower, pedestal wash hand basin, low level flush cistern, floor tiles, wall tiles, 1 x uPVC double glazed window with obscured glass, smooth ceiling with 1 x light fitting.

## Rear Porch

20'0" x 6'2" (6.10m x 1.90m )

Part Laminate flooring and part laid carpet, 1 x uPVC double glazed window to the rear, 1 x uPVC double glazed door to the rear, smooth ceiling with 2 x light fittings, space for a fridge freezer and tumble dryer, doors leading to the rear hall and receptions 2-3.

## Reception 2

10'2" x 8'5" (3.10m x 2.58m)

Laid carpet, 1 x uPVC double glazed window with fitted vertical blinds, smooth coved ceiling with 1 x light fitting, 1 x radiator.

## Reception Room 3

12'2" x 10'2" (3.73m x 3.12m)

Laid carpet, 1 x uPVC double glazed window with fitted vertical blinds, smooth coved ceiling with 1 x light fitting, 1 x radiator.

## Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the side with fitted vertical blinds, smooth coved ceiling with 2 x light fittings and 1 x attic hatch, 1 x radiator, doors leading to bedrooms 1-5 and family bathroom.

## Bedroom 1

10'9" x 8'11" (3.28m x 2.74m)

Double bedroom with Laid carpet, 1 x radiator, smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front.



## Bedroom 2

13'11" x 10'11" (4.26m x 3.34m)

Double bedroom with Laid carpet, 1 x radiator, smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the rear.

## Bedroom 3

13'11" x 10'2" (4.25m x 3.11m)

Double bedroom with Laid carpet, 1 x radiator, smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the rear.

## Bedroom 4

10'9" x 10'1" (3.30m x 3.08m)

Double bedroom with Laid carpet, 1 x radiator, smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front.

## Bedroom 5

7'7" x 6'11" (2.32m x 2.11m)

Laid carpet, 1 x radiator, smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front.

## Family Bathroom

10'4" x 9'0" (3.16m x 2.76m)

Spacious family bathroom featuring an enclosed shower, panelled bath, pedestal wash hand basin, low level flush cistern, 1 x radiator, part wall tiles, laminate flooring, 1 x uPVC double glazed window to the rear with obscured glass, smooth ceiling with 1 x attic hatch and 1 x light fitting.

## Externally

Externally and to the rear there is a patio area, with steps leading down to the lower part of the garden which features a patio area, potential for occupiers to change to suit. The garden enjoys many hours of sunshine in a quiet surrounding. Driveway to the rear of the property providing off road parking for one vehicle.

## Disclaimer

Disclaimer general information:

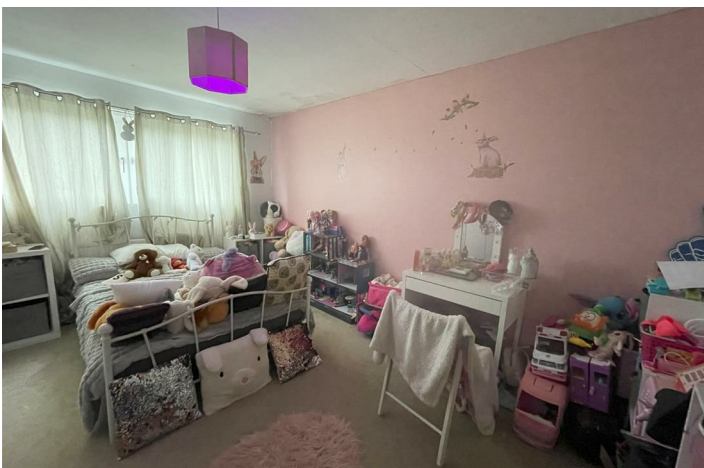
Services:

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 that they are in good working order and comply with current statutory regulations.

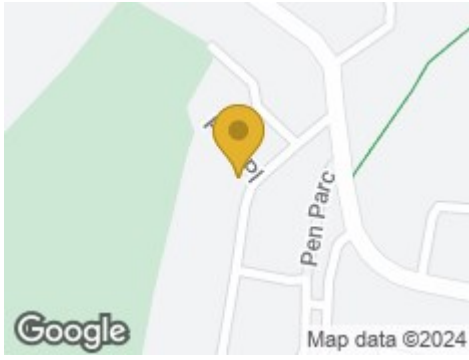
Important information

These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy 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 measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**

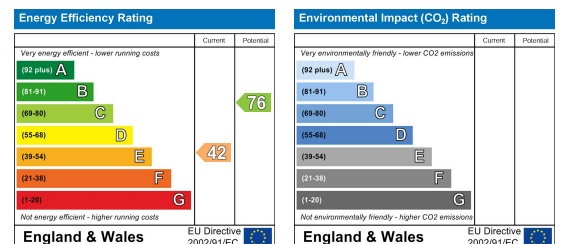


**First Floor**

## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.