



16 Singleton Road

Tumble, Llanelli, SA14 6DS

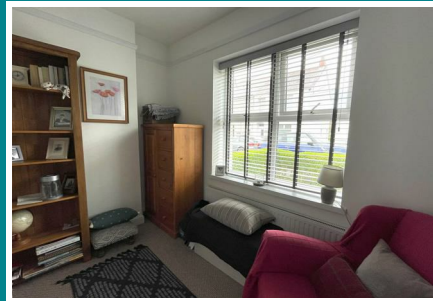
Offers in the region of £295,000



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Entrance Hallway

Entrance is via a composite door with obscured glass, Attractive traditional floor tiles, Smooth ceiling with 2 x light fittings, 1 x smoke alarm, 1 x attic hatch, 2 x radiators, uPVC double glazed window with patterned glass, Fuse box, Doors leading to bedrooms 1-3, Lounge and rear hallway.

Lounge

14'4" x 10'9" (4.38m x 3.30m)

Oak wood flooring, wood burner sat on a tiled hearth with a attractive surround, 1 x uPVC double glazed window to the rear with fitted venetian blinds, smooth ceiling with 1 x light fitting and 1 x radiator.

Bedroom 1

12'1" x 10'9" (3.70m x 3.29m)

Laminate flooring, Smooth ceiling with 1 x light fitting, Velux window, 1 x radiator.

Bedroom 2

10'9" x 9'11" (3.29m x 3.04m)

uPVC double glazed window to the front with fitted venetian blinds, Laid carpet, 1 x radiator, Smooth ceiling with 1 x light fitting

Bedroom 3

10'7" x 7'6" (3.25m x 2.31)

uPVC double glazed window to the front with fitted venetian blinds, Laid carpet, 1 x radiator, Smooth ceiling with 1 x light fitting

Rear Hallway

Floor tiles, Smooth ceiling with 1 x light fitting, Doors leading to the open plan and family bathroom, 1 x uPVC double glazed door to the side with obscured glass, under floor heating.

Family bathroom

13'3" x 6'8" (4.06m x 2.04m)

Large family bathroom featuring a walk-in shower, wall tiles, floor tiles, Low level flush cistern, Pedestal wash hand basin, Panelled bath, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window with obscured glass, extractor fan, under floor heating

Open plan kitchen/dining/sitting area

22'7" x 10'3" (6.90m x 3.13m)

With a range of hand made and traditional base units with a complimentary oak worksurface over, Space for a range cooker with a extractor fan over, Sink and drainer unit with a hot and cold mixer tap over, 2 x uPVC double glazed windows to the side with fitted venetian blinds, 3 x velux windows, floor tiles, Smooth beamed ceiling with 3 x light fitting, uPVC double glazed patio doors to the rear, Space for a dining table and chairs, Door leading to the utility room

Utility room

13'7" x 6'8" (4.16m x 2.04m)

Stainless steel sink and drainer unit with a hot and cold taps over, Plumbing made ready for a washing

machine, Space for a large fridge freezer, Plumbing made ready for a W.C, Attractive floor tiles, Smooth ceiling with 2 x light fitting, 1 x uPVC double glazed window to the side with obscured glass, Worcester boiler, Under floor heating, 1 x uPVC double glazed door to the rear with obscure glass.

Externally

Externally and to the front there is a gated access leading to a small garden,featuring laid lawn and a pathway leading to the front door. There is also Side access with parking for small vehicles. To the rear there is an outbuilding, the garden is enclosed and features a decking area, patio area, Pond (Newly relined), Vegetable patch, Laid lawn, Path leading to the workshop/outbuilding and 3 year old double bunded oil tank. The garden is versatile and occupiers may enjoy many hours of sunshine in a quiet and tranquil environment.

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.

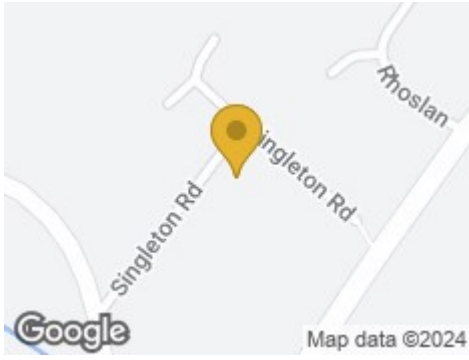
Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as

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



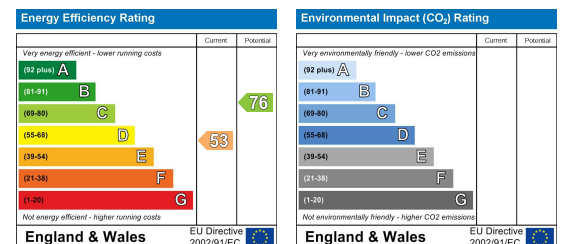
Floor Plan

Floor area 84.6 sq.m. (910 sq.ft.)

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.