



High Street, Upper Tumble, Llanelli, SA14 6HD

Offers In Region Of £125,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

High Street, Upper Tumble, Llanelli, SA14 6HD

This two-bedroom mid-terrace property is located in the heart of Upper Tumble, making it an ideal choice for first-time buyers or investors. It features two spacious double bedrooms and a bathroom on the first floor. The property benefits from oil-fired central heating and double glazing. Externally, there is an enclosed rear garden along with off-road parking, which also has the potential to accommodate a garage, subject to planning permission (STPP).

The village of Tumble offers essential amenities and is conveniently located near the A48 and Cross Hands, where you can find restaurants, major retailers, shops, and more.





Accommodation:

Entrance Hall

Tiled floor, tiled walls.

Lounge

5.82m x 2.72m (19'1" x 8'11")

Double glazed windows to front & rear, two radiators, under-stairs storage.





Kitchen/Breakfast Room

5.56m x 2.69m (18'3" x 8'10")

Double glazed windows to side & rear, fitted with wall & base units, sink & draining board unit, space for cooker, plumbing for washing machine, two radiators, free-standing Worcester oil boiler providing domestic hot water & central heating,

Landing

Bedroom One

5.61m x 2.72m (18'5" x 8'11")

Double glazed windows to side & rear, radiator, storage cupboard.

Bedroom Two

3.84m x 2.84m (12'7" x 9'4")

Two double glazed windows to front, radiator, fitted wardrobes.

Shower Room

3.02m x 1.85m (9'11" x 6'1")

Double glazed window to rear, suite comprising walk-in electric shower, WC, pedestal wash hand basin, radiator.

Externally

Off-road parking to the rear with potential to build garage (stpp), enclosed rear garden, paved patio area, storage shed, oil tank.

Services

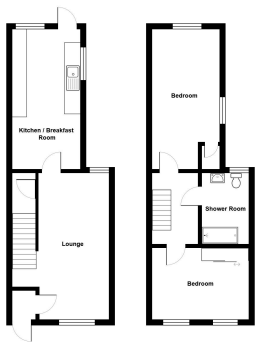
We are advised that mains services are connected. Oil fired central heating.

Tenure

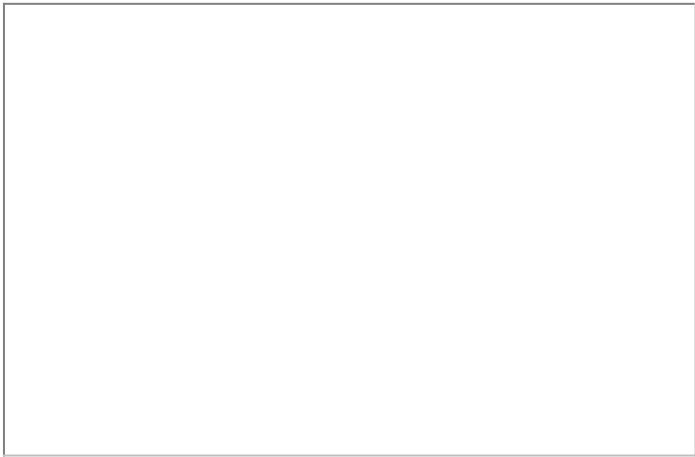
Freehold

Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage is available in this area.



All measurements are approximate and for display purposes only



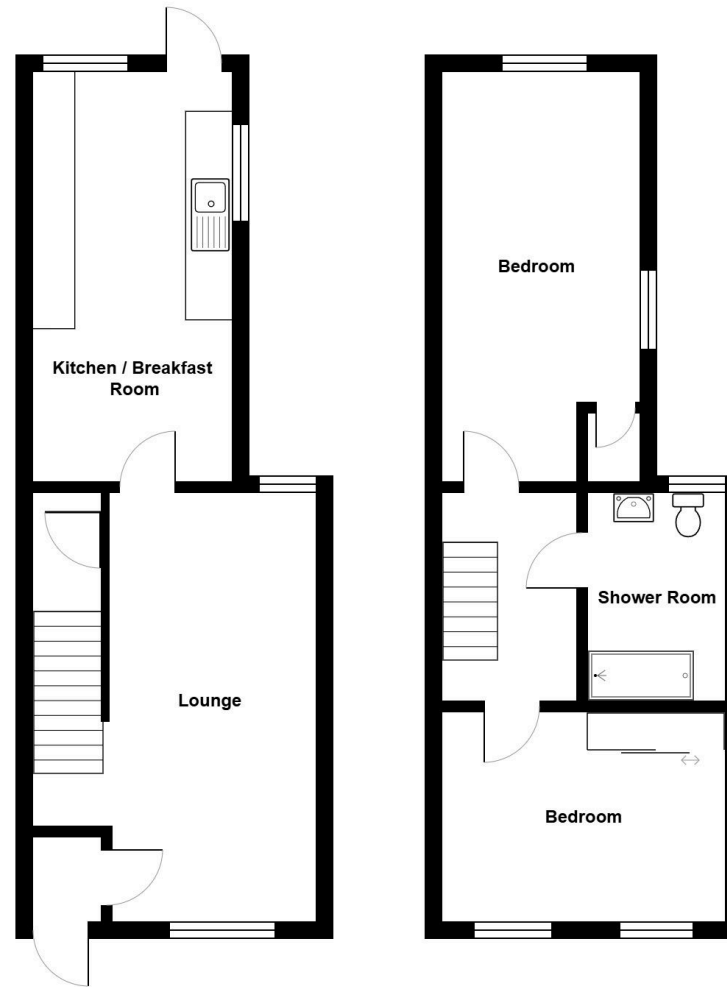


Council Tax

Band A

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128