



42 Penparc, Tumble, Llanelli, SA14 6EP

Offers in the region of £120,000

A mid terrace house set in the village of Tumble, with its local amenities as well as road links to the M4 motorway. Accommodation comprises entrance hall, lounge/diner, kitchen, utility, downstairs WC, 2 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, laminate floor and door to

Lounge/Diner

21'3" x 12'10" (6.49 x 3.92)

with electric fire in feature surround, under stairs cupboard, laminate floor, radiator, coved ceiling and uPVC double glazed window to front and rear.

Kitchen

12'11" x 9'2" (3.95 x 2.80)

with range of fitted base and wall units, display cabinets, stainless steel sink unit with monobloc tap, electric cooker point with extractor over, breakfast bar, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

Utility

11'0" x 9'4" (3.36 x 2.87)

with range of fitted base units, plumbing for automatic washing machine, laminate floor and uPVC double glazed window to rear and door to side.

Downstairs WC

5'6" x 2'8" (1.68 x 0.82)

with low level flush WC, laminate floor, coved ceiling and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space and coved ceiling.

Bedroom 1

13'8" x 16'4" (4.18 x 5)

with 2 radiators, textured and coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 2

13'3" x 9'2" (4.05 x 2.81)

with radiator, textured and coved ceiling and uPVC double glazed window to side.

Bathroom

9'9" x 9'4" (2.99 x 2.87)

with low level flush WC, pedestal wash hand basin, built in cupboard with radiator and shelving, panelled bath, shower cubicle, tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside

with concrete area, steps up to lawned garden with block built outbuilding, further garden area leading to detached garage.

Services

Mains electricity, water and drainage.

Council Tax

Band B

NOTE

All internal photographs are taken with a wide angle lens.

Directions

From the centre of Cross Hands take the A476 towards tumble. Travel up the hill to Upper Tumble then turn right. Follow the road down through Tumble then take a left turn immediately after Tumble Workingmens Club and follow the road almost to the end and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.