



24 Waungoch, Upper Tumble, Llanelli, SA14 6BX

Offers in the region of £399,999

This impressive detached house offers a perfect blend of space and comfort. With four bedrooms, including one with an en suite bathroom, this property is ideal for families or those seeking extra room for guests.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to create a warm and welcoming atmosphere throughout.

This substantial family home is not only spacious but also conveniently located, making it an excellent choice for those looking to settle in a friendly community. We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the opportunity to make this lovely house your new home.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

14'6" x 9'4" (4.42 x 2.86)

with stairs to first floor, under stairs storage, wood floor, radiator and coved ceiling.

Downstairs WC

4'7" x 3'8" (1.41 x 1.13)

with low level flush WC, vanity wash hand basin, heated towel rail, part tiled walls, tiled floor, coved ceiling and uPVC double glazed window to front.

Lounge

17'10" x 13'0" (5.46 x 3.97)



with log burner in brick surround, radiator, coved ceiling and uPVC double glazed window to front. Archway to

Dining Room

23'0" x 10'11" (7.03 x 3.34)



with wood floor, radiator, coved ceiling and uPVC double glazed window to side and rear and French doors to side.

Kitchen

9'9" x 12'0" (2.99 x 3.67)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring induction hob with extractor over, built in double oven, integrated automatic dishwasher, integrated fridge, breakfast bar, part tiled walls, tiled floor, upright radiator, coved ceiling and uPVC double glazed window to rear.

Utility Room

7'10" x 9'10" (2.40 x 3.02)



with range of fitted base and wall units, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window and door to rear.

First Floor

Landing

with hatch to roof space, built in cupboard with slatted shelves and radiator, coved ceiling and radiator.

Bedroom 1

17'5" x 10'0" (5.31 x 3.06)



with built in cupboard with slatted shelves and hanging rails, radiator, coved ceiling and uPVC double glazed window to front.

En Suite

6'7" x 4'11" (2.01 x 1.50)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with dual rainfall mains shower, part tiled walls, heated towel rail, shaver point, extractor fan, coved ceiling and uPVC double glazed window to rear.

Bedroom 2

14'2" x 12'9" (4.34 x 3.91)



with built in cupboard with slatted shelves and hanging rail, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 3

9'10" x 12'10" (3.02 x 3.92)



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

Bedroom 4

10'4" red to 4'1" x 9'3" red to 5'9" (3.17 red to 1.26 x 2.83 red to 1.77)



with built in cupboard, radiator, coved ceiling and uPVC double glazed window to front.

Bathroom

6'3" x 9'3" (1.92 x 2.82)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mains shower over and glass screen, tiled walls, extractor fan, heated towel rail, coved ceiling and uPVC double glazed window to rear.

Outside



with tarmac drive to front with decorative stones, side access either side of the

house to enclosed rear garden with paved patio and lawned garden.

Former Garage

15'3" x 9'4" (4.66 x 2.86)

with up and over door which has been covered from the inside, free standing oil boiler providing domestic hot water and central heating, base units, power and light connected and uPVC double glazed window to side.

Services

Mains electricity, water and drainage.

Council Tax

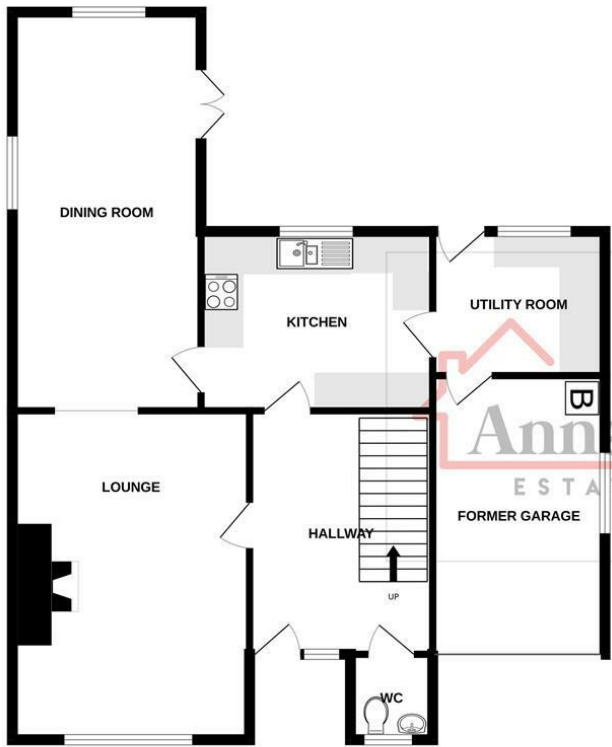
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NOTE

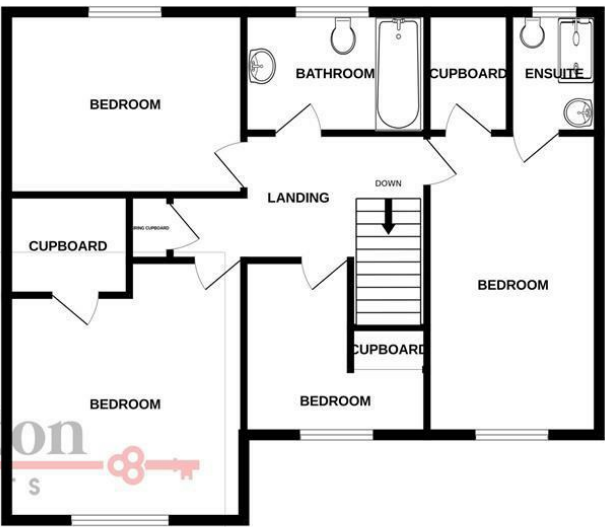
All internal photographs are taken with a wide angle lens.

Directions

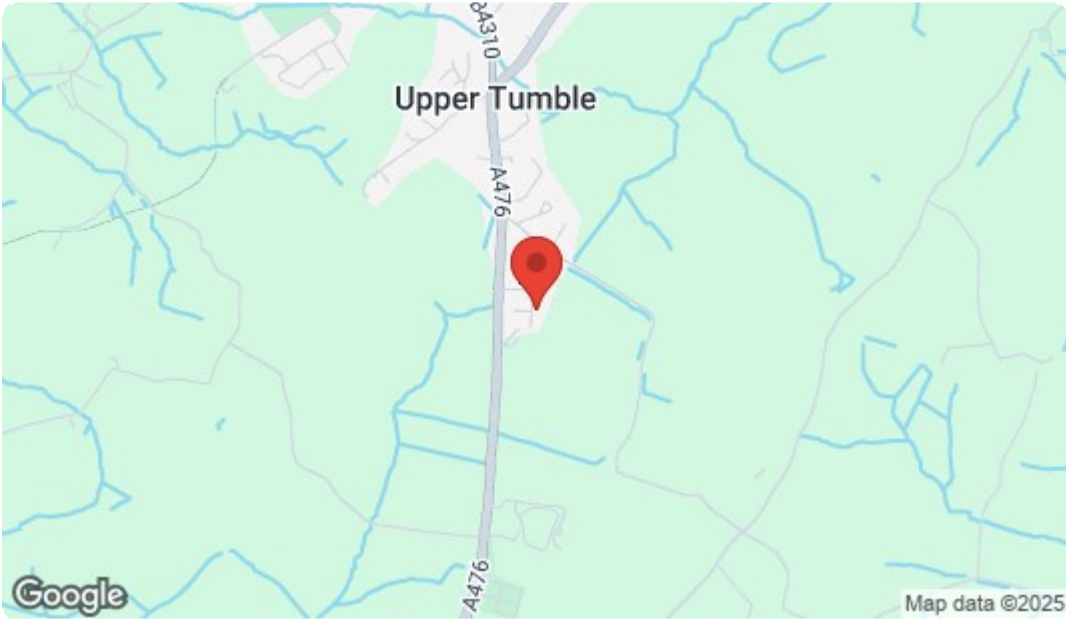
GROUND FLOOR



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
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.