



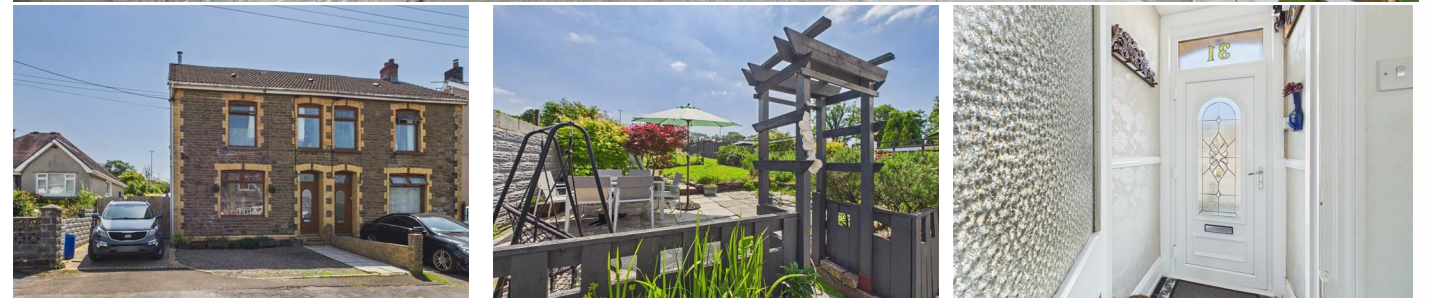
We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, electric and sewerage connected. Oil c/heating system. We have not checked or tested any of the services or appliances at the property.
TAX: Band C

WHAT3WORDS:///fizzle.tins.cement
*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

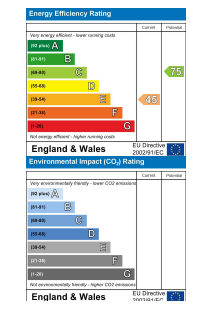
Take-on SC/SC/0626/draft
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



31 Bethesda Road, Tumble, Llanelli, Carmarthenshire, SA14 6LL

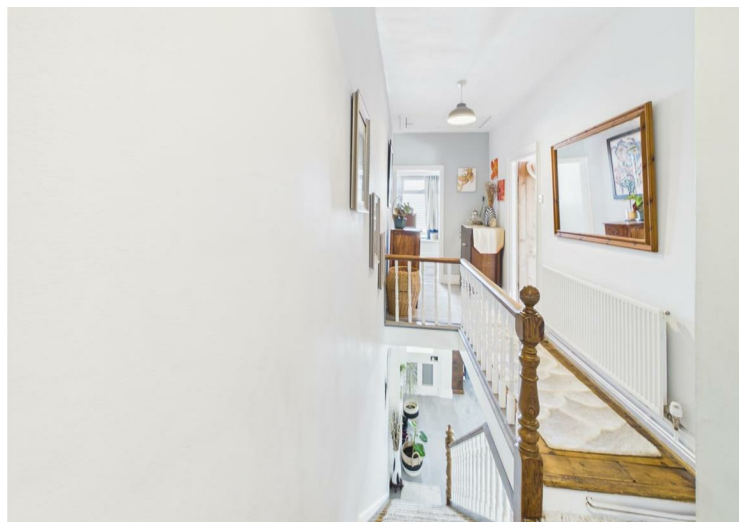
- Traditional, Semi-detached Property
- Upstairs Shower-room, & En-suite Shower-room In Master Bedroom
- Enclosed Spacious South-easterly Rear Garden With Outbuildings & Ouhouse
- Off-road Parking
- EPC RATING E. COUNCIL TAX BAND C.
- Three Bedrooms
- Spacious Lounge/Diner
- Well-presented Throughout
- Quiet Road In Popular Village Location



£224,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

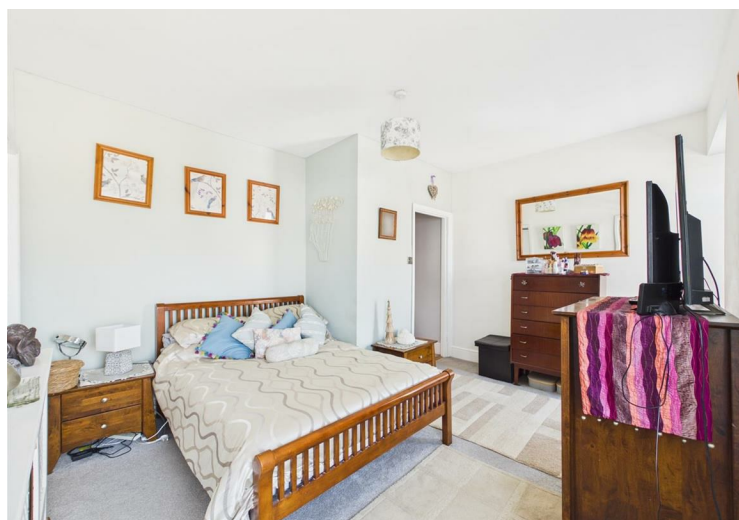
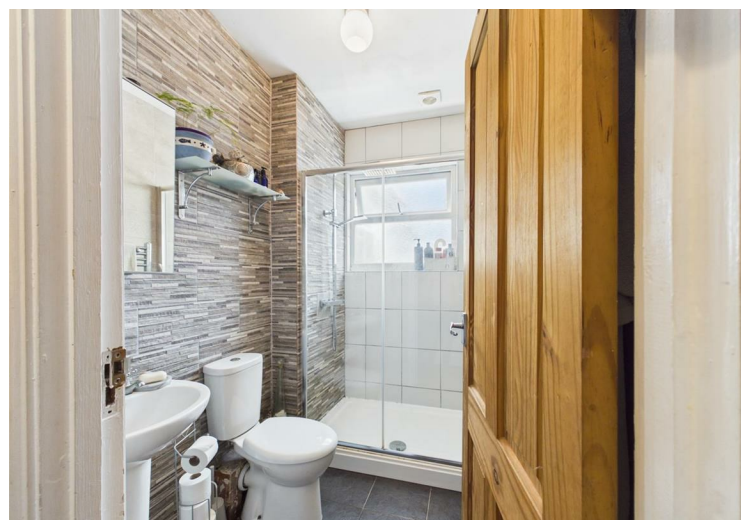




Situated on a quiet road where you have a mixture of properties, we have for sale this three bedroom semi-detached property in the popular village of Tumble. An ideal family home that offers the next lucky buyers a spacious lounge/diner, an en-suite shower room in the main bedroom and a larger than average south-easterly facing rear garden that all the family can enjoy. Being in such a convenient village location lets you enjoy a bit of the countryside whilst not being too far away from local towns. A must see property, call us today on 01554 759655 so you can also appreciate the size, location and presentation! EPC RATING E. COUCNIL TAX BAND C.

Accommodation comprises : Vestibule, spacious lounge/diner, kitchen/diner with good-size pantry, utility room, landing, shower-room and three bedrooms-master with an en-suite shower-room and storage/wardrobe cupboard. Externally, open-aspect frontage with a mixture of decorative gravel and block-paved driveway for off-road parking. Secure pedestrian gated access to the side which leads into the rear garden. An enclosed south-easterly good-size rear garden that offers outhouse (W.C), two separate patio areas and the remainder of the garden is laid to lush-green lawn that gently slopes upwards with mature flowering borders, a vegetable growing/patch area and three separate outbuildings.

Tumble (Welsh: Tymbl), is a village situated south of Cross Hands near the towns of Carmarthen and Llanelli in Carmarthenshire, Wales. Tumble, along with Cross Hands is part of the community of Llannon. Tumble developed in the 19th century to house the anthracite miners who were employed at the nearby Dynant Fach and Great Mountain collieries.[1] Tumble was once served by Tumble Railway Station, a station built on the Llanelly and Mynydd Mawr Railway to allow the transportation of coal from the local mines to Llanelli Docks.



..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, electric and sewerage connected. Oil central heating. Council tax band C. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability—variable in-home and good outdoor mobile coverage for EE and Three, good outdoor coverage for O2 and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.
WHAT3WORDS:///fizzle.tins.cement

LOUNGE/DINING ROOM

KITCHEN /DINER

PANTRY CUPBOARD

UTILITY ROOM

LANDING

SHOWER ROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

WARDROBE/STORAGE CUPBOARD

BEDROOM 2

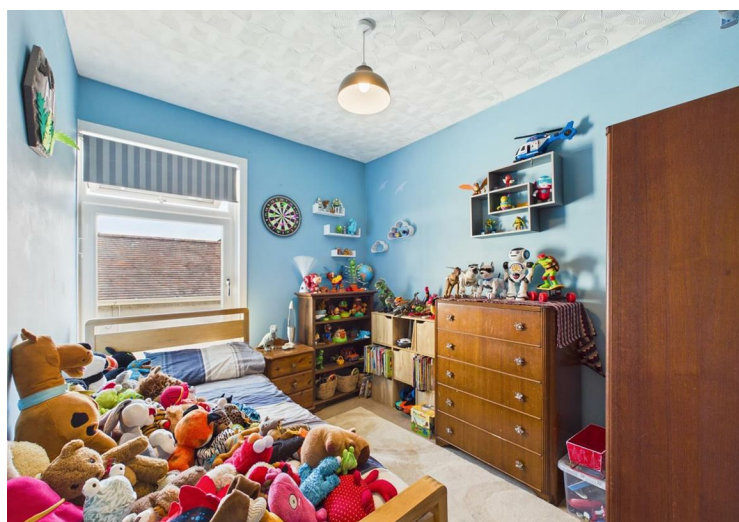
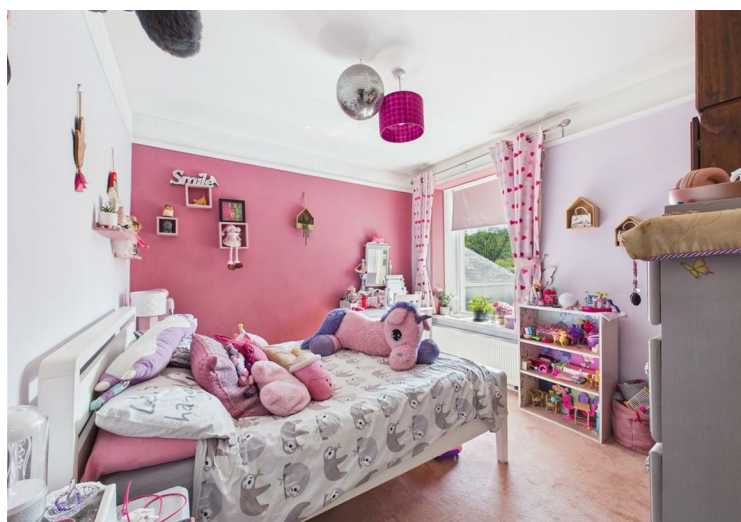
BEDROOM 3

OUTHOUSE

GARDEN/TOOL OUTBUILDING

STORAGE OUTBUILDING

VESTIBULE



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.