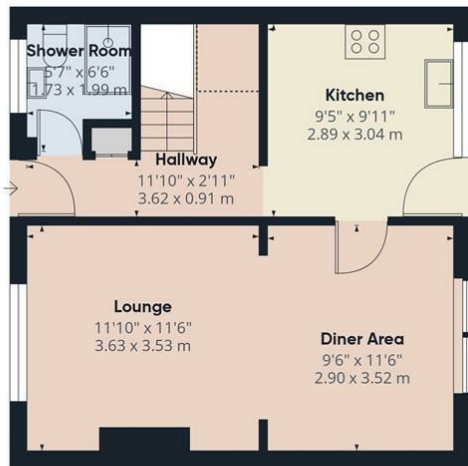




Floor 1



Floor 2



Approximate total area⁽¹⁾
870 ft²
80.7 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 electric, sewerage and water connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

WHAT3WORDS:///emptied.hopping.partly

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0926/OK

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

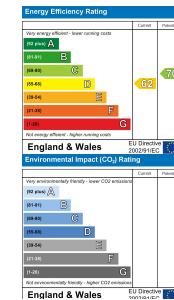


39 Darren Las, Upper Tumble, Llanelli, SA14 6DL

- Ex-local Authority Traditionally Built Semi-detached Property
- Three Bedrooms
- Modern Kitchen
- Front & Rear Gardens
- Village Location Close to M4 Links & Cross Hands Retail Parks
- Chain-free!
- Downstairs Shower-room & Upstairs Bathroom
- Driveway
- Quiet Established Residential Estate
- EPC RATING D. COUNCIL TAX BAND B.

Price £169,950

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



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The Agent that goes the Extra Mile

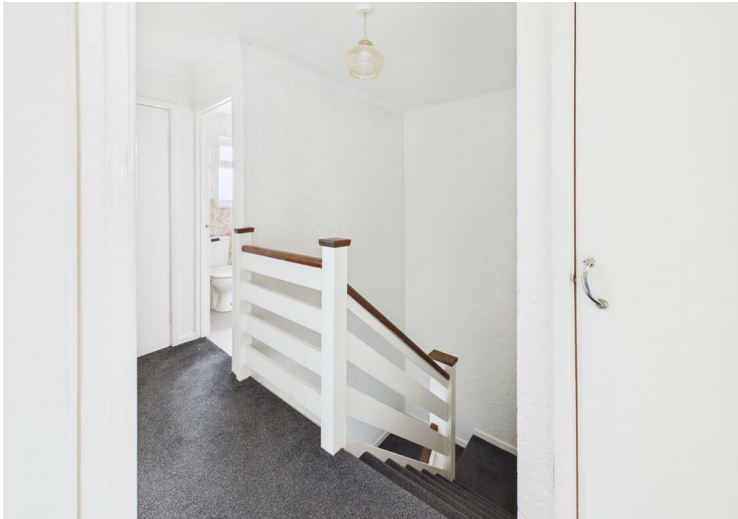




Situated in a quiet established residential estate in Upper Tumble, a popular location to enjoy village living but close enough to pick up the link for the M4 and the multitude of shops the retail parks of Cross Hands has to offer. Chain-free and needing a little bit of TLC, this semi-detached property has plenty to offer the next lucky owner boasting three good-size bedrooms, downstairs shower-room and upstairs bathroom and an added bonus of off-street parking. Whether you're a first time buyer or looking to down-size, we highly recommend a viewing here for you appreciate the size and location for yourselves. Call us today on 01554 759655 to book your viewing. EPC RATIND D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, shower-room, kitchen, dining area through to lounge area, landing, storage cupboard, bathroom and three bedrooms. Externally, an open aspect frontage with driveway and the remainder laid to lawn, secure gated pedestrian access to the rear. A partially enclosed rear garden with two brick-built sheds (needing attention), generous patio area and remainder laid to lawn.

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, ex-local authority property. Mains water, electric and sewerage connected. Council tax band B. Oil central heating system. Asbestos roof located on the outbuildings (Outbuildings need attention). The rear garden is partially enclosed There are covenants and easements on the title, we have a copy on file which states that these have been filed on the original title. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability— full mobile phone coverage for EE, Three and Vodaphone, outdoor coverage only for O2. Based on the information currently available to the Coal Authority, a mining report is recommended for this

property.
WHAT3WORDS///emptied.hopping.partly

HALLWAY

STORAGE CUPBOARD

SHOWER ROOM

KITCHEN

LOUNGE/DINER

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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