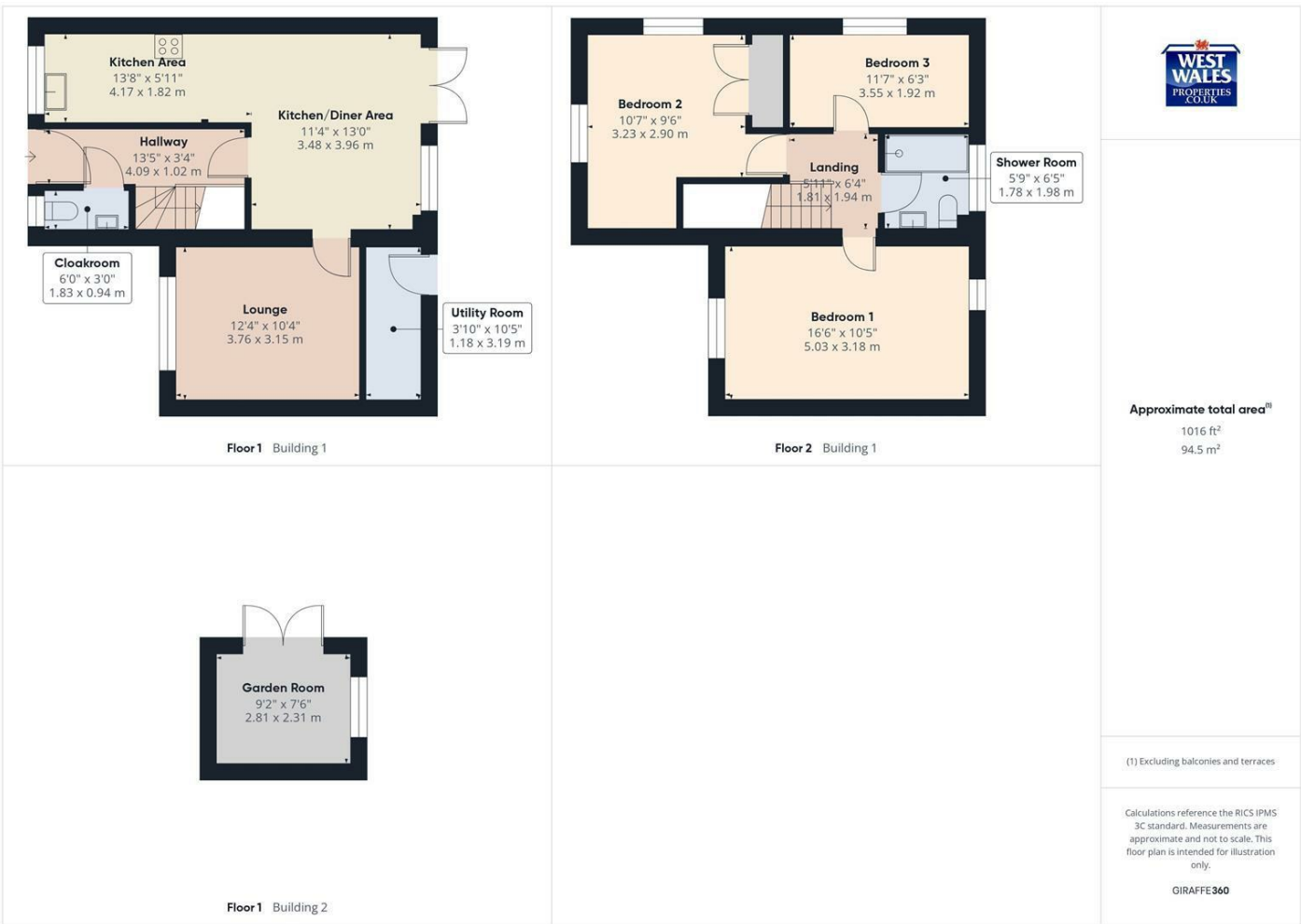


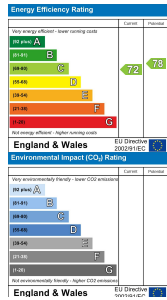


21 Craig Y Llety, Upper Tumble, Llanelli, SA14 6BZ

- End-of-terrace, Timber-framed Property
- Downstairs Cloakroom & Upstairs Shower-room
- Rear Enclosed Garden With Garden-room
- Village Location With Good Links To The M4 & Crosshands Retail Parks
- EPC RATING C. COUNCIL TAX BAND C.
- Three Bedrooms
- Modern & Immaculately Presented
- Driveway
- A must View!

Price £215,000

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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The Agent that goes the Extra Mile





Looking for a modern, "turn-key" property with a well-positioned garden to take in the afternoon sun then look no further. Situated in a quiet area of Upper Tumble off the main road this property has been loved for over 20 years and from new by the same owner and now the opportunity has come for a new owner to enjoy for many years to come. This end-of-terrace, timber-framed property has undergone a bit of a transformation over the years by the conversion of the garage into a lounge and then the original lounge becoming a more spacious kitchen/diner/family room. Viewing is highly recommended for you to appreciate the size- both inside and out, presentation-modern, immaculate and "turn-key" and most importantly the location-friendly village, close to nature walks and the M4 link. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, cloakroom, spacious and modern kitchen/diner/family room, lounge, boiler room, landing, shower room and three bedrooms. Externally to the front is open-aspect with driveway and the remainder laid to lawn. Secure gated pedestrian access to the side which leads you to the rear garden. A beautiful and well-maintained enclosed garden with a mixture of lawn, decorative chippings and patio area and garden-room.

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 Timber-framed property. Mains electric, sewerage and water connected. Oil central heating. Freehold. Council Tax Band C. The driveway is steep. The garage has been converted and the vendor has confirmed planning permission granted (S/31063- on file) and building regulations are in place. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- full mobile phone coverage for Vodafone, EE and Three,

variable coverage on O2. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///divorcing.leans.major

HALLWAY

CLOAKROOM

DINING ROOM AREA

KITCHEN AREA

LOUNGE

LANDING

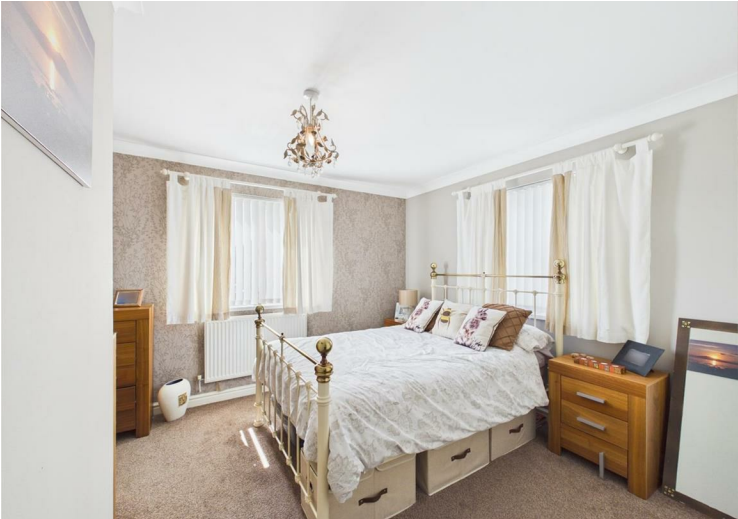
SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

GARDEN ROOM



DIRECTIONS

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