



Bungalow - Detached (EPC Rating: D) Freehold

# **SINGLETON ROAD, UPPER TUMBLE, LLANELLI, SA14 6DS**

Reduced To

# **£174,995**

# 2 Bedroom Bungalow - Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this Spacious Detached Bungalow, located within a quiet cul-de-sac in the small village of Tumble. The property is located close to the new Retail Outlet in Cross Hands which offers many well known retail shops and supermarkets and close to the M4 Motorway with access to Carmarthen, Swansea and Llanelli and neighbouring small villages. The accommodation offers, entrance hall, lounge, dining room, kitchen, utility area, two bedroom, family bathroom and large garage. Externally there is off road parking leading to a large garage area and a large rear garden and patio area. The property benefits from oil central heating and uPVC double glazing. Council Tax Band - C. Freehold. EPC - D56. NO ONWARD CHAIN.

## Ground Floor

With front entrance door leading into...

## Entrance Hall

With radiator and door leading into...

## Lounge

3.94 x 3.18 (12'11" x 10'5")

With radiator, multi-fuel burner fireplace and window to the front of the property.

## Dining Area

3.20 x 2.69 (10'5" x 8'9")

With radiator, hatch to roof space and obscure glass window to the side of the property.

## Kitchen

4.5 x 3 max (14'9" x 9'10" max)

With a range of base and wall units, one and a half bowl stainless steel sink unit with mixer taps, integrated oven and five ring gas hob with extractor hood over, space for fridge/freezer, pantry with shelving and window and door leading to the rear of the property.

## Utility Area

3.76 x 2.39 (12'4" x 7'10")

With plumbing for automatic washing machine, space for tumble dryer, door to the side of the property and to the garage.

## Bedroom 1

3.30 x 3.20 (10'9" x 10'5")

With radiator and window to the front of the property.

## Bedroom 2

3.30 x 2.79 (10'9" x 9'1")

With radiator and window to the side of the property.

## Family Bathroom

2.77 x 1.83 (9'1" x 6'0")

With low level flush WC, pedestal wash hand basin, respatex shower cubicle with mains shower, panelled bath, radiator, spotlights and velux window.

## Garage

6.12 x 4.60 (20'0" x 15'1")

With power and lighting, wooden double doors and window facing the front and rear.

## External

Front: With lawned garden to the front, off road parking leading to carport at side of the property and access to garage.

Rear: Paved patio area leading to well maintained, fully enclosed rear garden space with mature shrubs and shed.

## Services

Mains electricity, water and drainage. Oil Tank.

## Council Tax

- Band C

## TENURE

Freehold

## NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

## VIEWINGS

By appointment with the selling agents on 01269



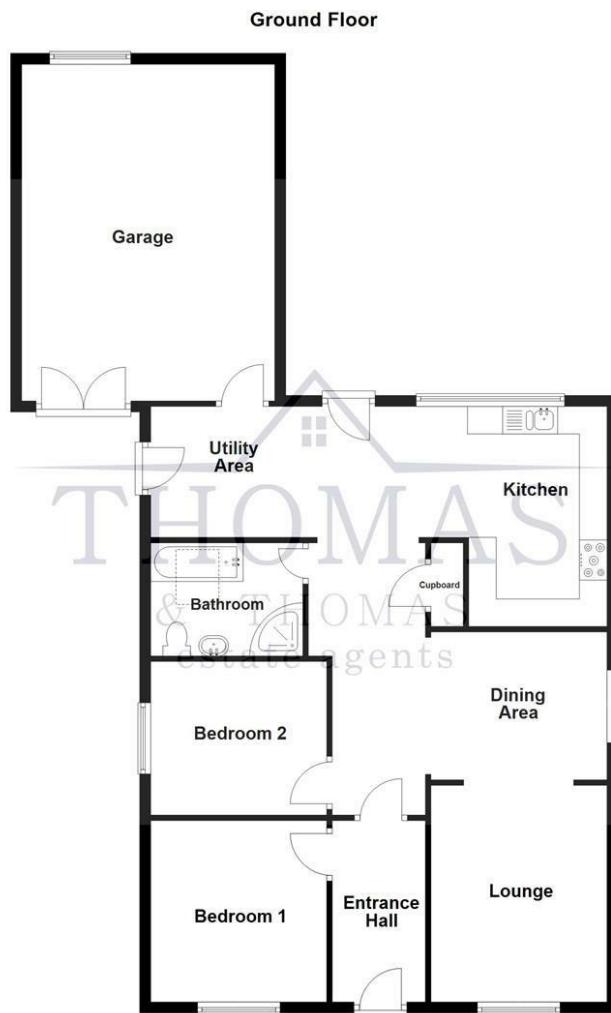
597949 or e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

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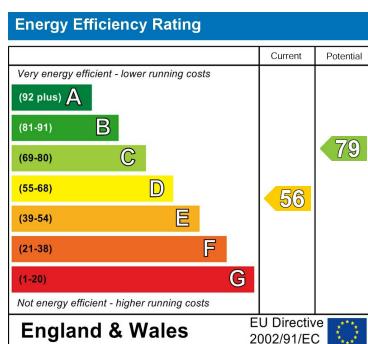




Council Tax Band

**C**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.