



Singleton Road, Upper Tumble, Llanelli, SA14 6DS

Offers In Region Of £259,950



Calow Evans
Estate Agents

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Singleton Road, Upper Tumble, Llanelli, SA14 6DS

A recently refurbished semi-detached home situated in the highly sought-after village of Tumble. This immaculate property offers three generously sized double bedrooms, along with a convenient ground floor shower room and utility area, complemented by a family bathroom on the first floor. The beautifully appointed, recently installed kitchen features integrated appliances and a central island, with French doors opening onto a patio area. Occupying a generous side plot, the property presents excellent potential for further development, including the possibility to extend or construct a garage (subject to the necessary planning permissions). The rear garden offers a good degree of privacy and enjoys fantastic countryside views. Additional benefits include ample off-road parking. (Please note that the sellers have advised they are currently in the process of lowering the kerb with the local authority.)





Accommodation:

Entrance Vestibule:

Victorian tiled floor, door to:

Entrance Hall

Laminate flooring, radiator, stairs to first floor.





Lounge Diner

7.62m x 3.66m (25'0" x 12'0"/9'10")

Double glazed bay window to front, double glazed window to rear, two radiators, laminate flooring, feature fireplace with Oak mantle.

Kitchen/Breakfast Room

3.96m x 2.9m (13'0" x 9'6")

Double glazed French doors to side, radiator, fitted with a range of wall & base units, integrated appliances to include fridge/freezer, dishwasher, electric self-cleaning oven with induction hob, extractor fan over, ceramic sink & draining board unit, tiled floor, part tiled walls.

Utility Room

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Shower Room

Double glazed window to rear, heated towel rail, electric shower in enclosure, WC, pedestal wash hand basin.

Landing

Radiator, access to loft with pull-down ladder.

Bedroom One

3.94m x 2.97m (12'11" x 9'9"/9'4")

Double glazed window to side, radiator.



Bedroom Two

3.48m x 3.12m (11'5" x 10'3")

Double glazed window to front, radiator.

Bedroom Three

3.17m x 3.07m (10'5" x 10'1")

Double glazed window to rear, radiator.

Bathroom

2.54m x 1.75m (8'4" x 5'9")

Double glazed window to front, heated towel rail, suite comprising panelled bath with mains shower, WC, pedestal wash hand basin, part tiled walls.



Externally

Gravelled driveway to the rear offering ample parking with potential to build, extend or build a garage (stpp), paved patio area, lawned area to side with far reaching views to the fore, generous size rear garden which is fairly private, oil tank.

Services

We are advised that mains services are connected,. Oil-fired central heating,

Tenure

Freehold

Council Tax

Band C

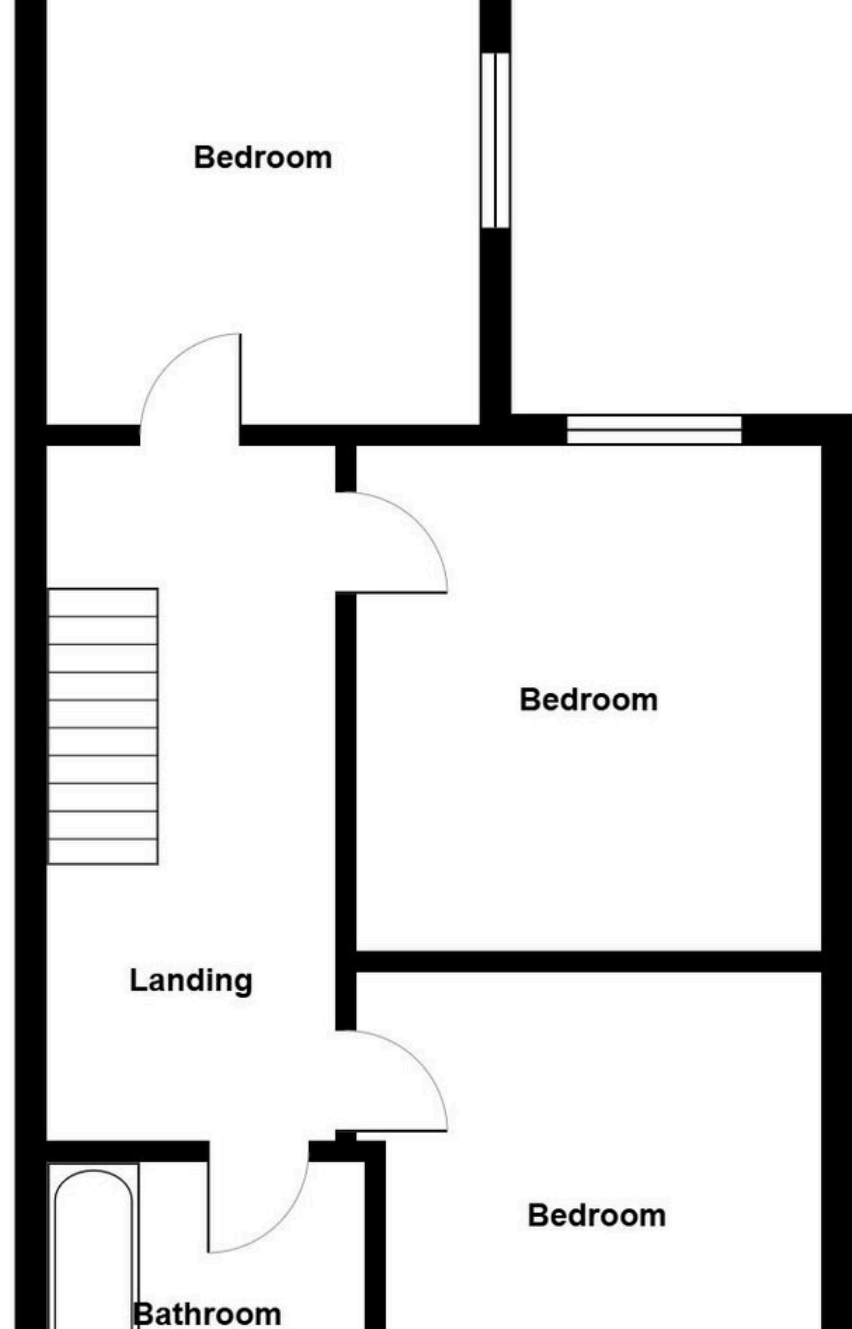
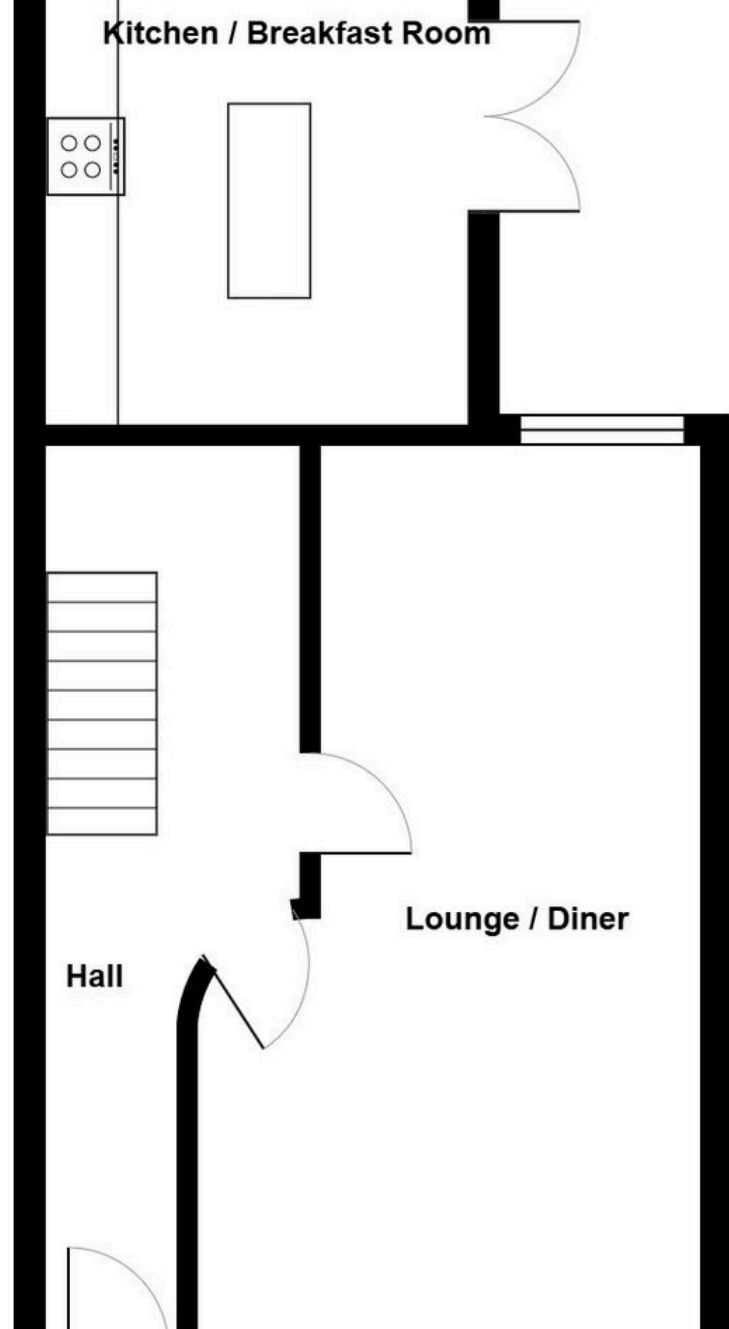
Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





Address

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