



21 High Street, Tumble, Llanelli, SA14 6HE

Offers in the region of £129,950

A well presented mid terrace house set in the village of Tumble, with its local amenities as well as road links to the M4 motorway. Accommodation comprises entrance hall, lounge, kitchen, utility room, 2 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, garage and enclosed rear garden.

Ground Floor

uPVC double glazed door to

Entrance hall

with coved ceilings, radiator and laminate floor

Lounge

18'11" x 12'4" (5.78 x 3.78)



with stairs to first floor, under the stairs cupboard, two radiators, coved ceilings and uPVC double glazed window to front and rear

Kitchen

11'10" x 8'3" (3.61 x 2.52)



with base and wall units, one and a half sink unit with mixer taps, four ring electric hob with extractor over and oven under, integrated automatic dishwasher, integrated fridge freezer, part tiled walls, wood floor,

radiator, coved ceilings and uPVC double glazed window to side

Utility

9'0" x 5'0" (2.76 x 1.54)



with base units, pluming for automatic washing machine, coved ceilings and uPVC double glazed window to rear and door to side

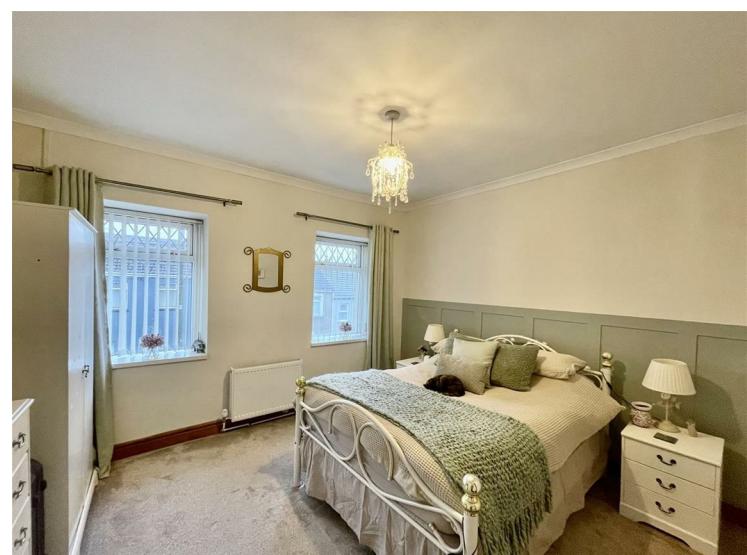
First floor

Landing

with hatch to roof space and coved ceilings

Bedroom 1

11'5" x 12'6" (3.49 x 3.82)



with radiator, coved ceilings and two uPVC double glazed window to front

Bedroom 2

11'10" x 8'3" (3.61 x 2.54)



with radiator, coved ceilings, built in airing cupboard and uPVC double glazed window to rear

Bathroom

7'2" x 6'7" (2.19 x 2.02)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, radiator and uPVC double glazed window to rear

Outside



with off road parking leading to rear access to garage, lawned area and brick shed.

Services

Mains electricity, drainage and water meter

Council Tax

Band A

NOTE

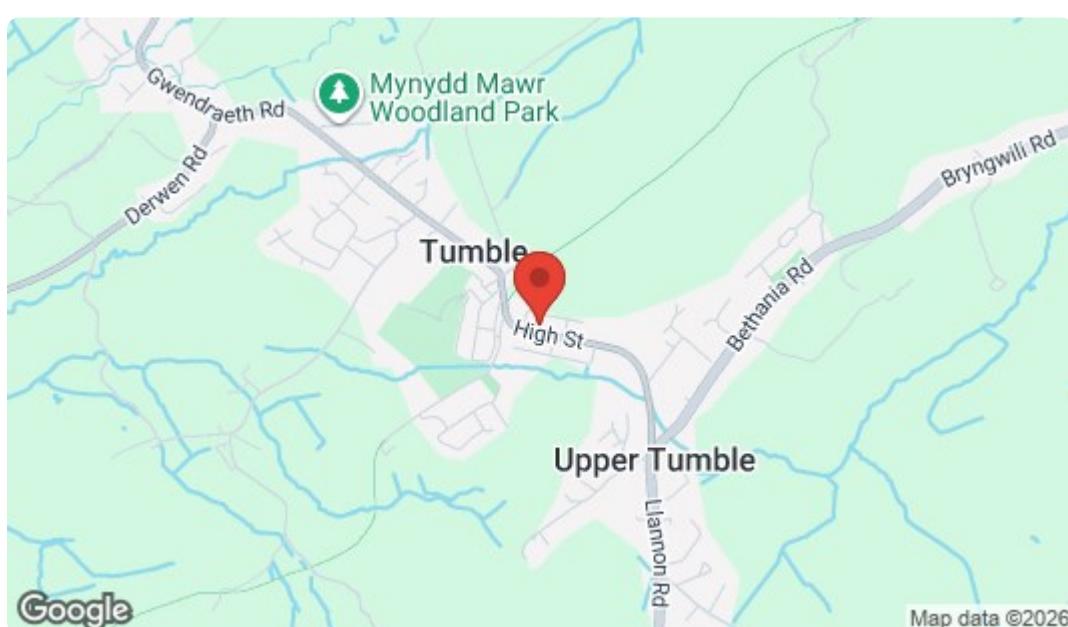
All internal photographs are taken with a wide angle lens.

Directions

From the centre of Cross Hands take the A476 towards tumble. Travel up the hill to Upper Tumble then turn right. Follow the road down through Tumble and the property can be found on the right hand side, identified by our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			35
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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Very environmentally friendly - lower CO ₂ emissions			
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Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.