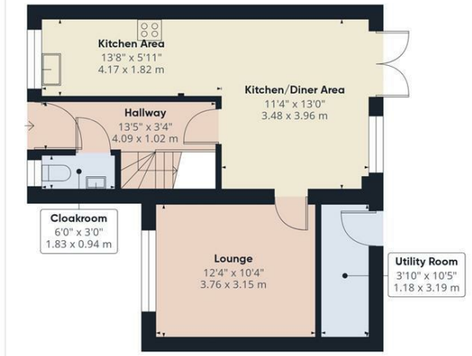
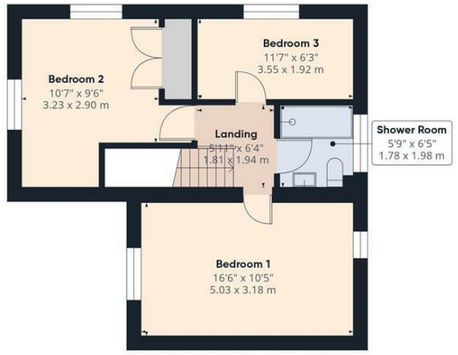


Floor 1 Building 1



Floor 2 Building 1

Floor 1 Building 2

Approximate total area(1)

1016 ft²

94.5 m²

(1) Excluding balconies and terraces

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 'C'

WHAT3WORDS///divorcing.leans.major

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

Take on AJS/SC/0726/OK

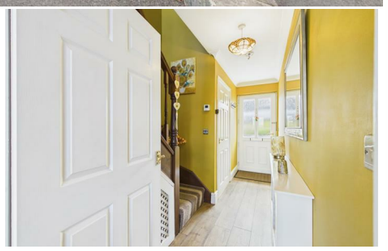
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

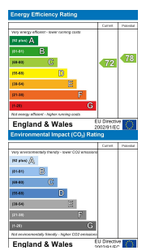
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



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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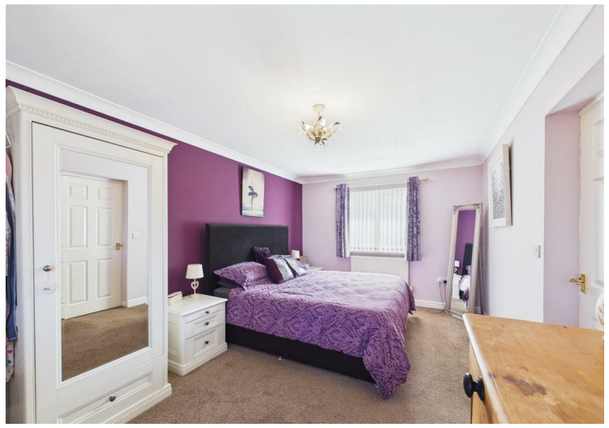
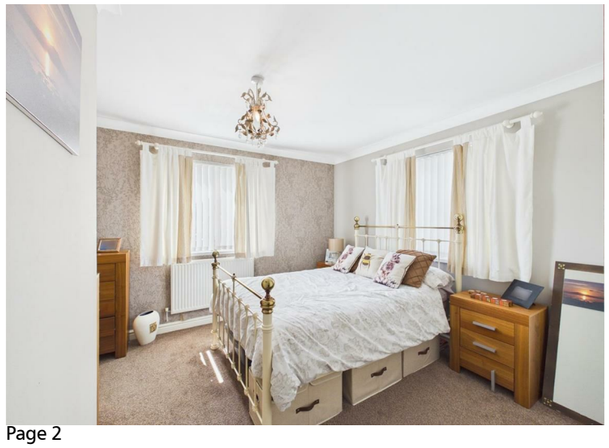
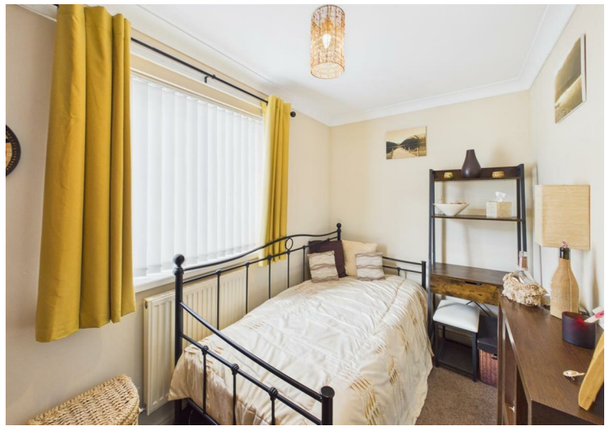
The Agent that goes the Extra Mile







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 Mpbs), Mobile availability- full mobile phone coverage for Vodaphone, 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.