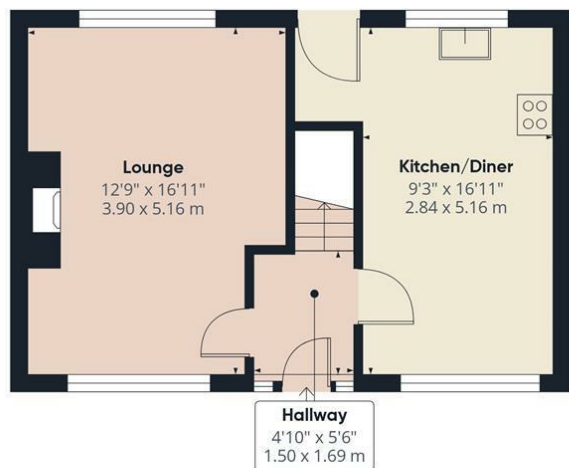




Floor 1



Floor 2



Approximate total area^m
816 ft²
75.9 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



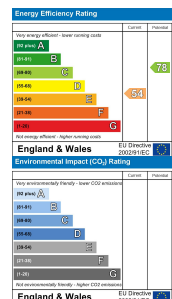
47 Rhosnewydd, Tumble, Llanelli, SA14 6LA

- Traditional, Semi-detached Ex-Local Authority Property
- Upstairs Shower-room
- Ideal F.T.B
- Off-road Parking With EV Car Charger & Oil Central Heating
- Village Location
- Three Bedrooms
- Well-presented Throughout
- Large Corner PLOT
- Small Cul-de-sac In A Popular Estate
- EPC RATING E . COUNCIL TAX BAND B.

Price £169,950



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

The Agent that goes the Extra Mile



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 'B'

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

Take on AJS/SC/0526/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



Situated on a spacious corner plot we have for sale this three bedroom semi-detached property in the popular village of Tumble. An ideal F.T.B opportunity with a spacious lounge and kitchen/diner that offers gardens front and rear with parking as a bonus. A convenient village location that lets you enjoy a bit of the countryside but not being too far away from local towns. A must see! EPC RATING D.

Accommodation comprises of Hallway, lounge, kitchen/diner, three bedrooms and shower-room. Externally, to the front off-road parking with an EC charger and the remainder laid with decorative chippings. To the rear a larger-than-average garden laid to lawn that could offer a way to extend the property (STP) or build a garage (STP) and still have plenty of garden available.

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 Traditionally built, ex-local authority property. Mains water,, electric and sewerage connected. Oil central heating. Council tax band B. EV car charger on driveway. The larger-than-average garden laid to lawn that could offer a way to extend the property (STP) or build a garage (STP) and still have plenty of garden available. The vendor has advised us that a neighbour who no longer lives in the estate has been convicted of an offence and is currently serving a prison sentence. There are covenants and easements on the title; we have a copy on file. For this location, according to Ofcom, the following information is available: Broadband

availability—up to Ultrafast (1800 Mbps); Mobile availability—variable mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

BEDROOM 1

BEDROOM 2

BEDROOM 3

HALLWAY

LOUNGE

KITCHEN/DINER

LANDING

SHOWER ROOM



DIRECTIONS

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