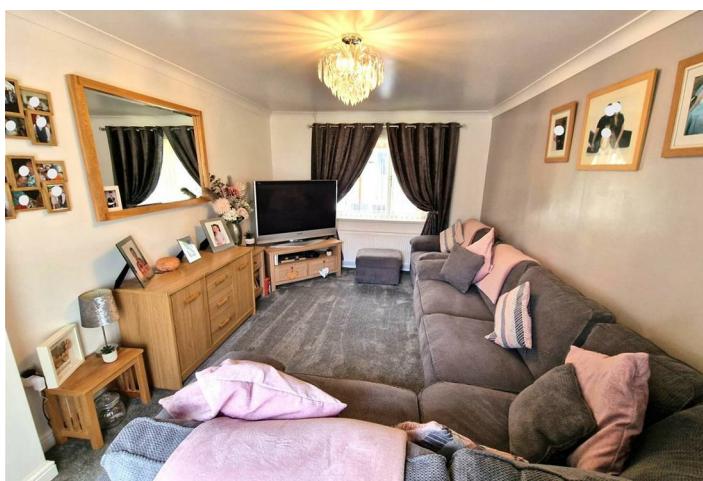




## 2 Tir Becca

Tumble, Llanelli, SA14 6EU

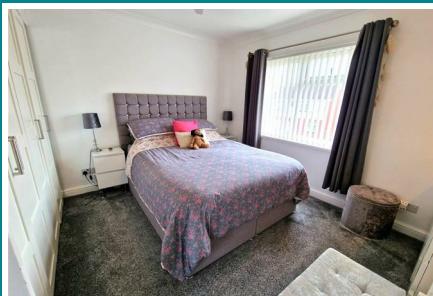
Offers over £159,995



# 2 Tir Becca

Tumble, Llanelli, SA14 6EU

**Offers over £159,995**



## Entrance hallway

**4'6" x 4'5" (1.39m x 1.35m)**

Wooden laminate flooring, Stairs leading to first floor, 2 x wooden doors leading to Lounge and Kitchen/Dining room, 1 x composite front door with obscured glass, 1 x light fitting, Textured ceiling.

## Lounge

**16'10" x 10'5" (5.14m x 3.20m)**

2 x uPVC double glazed windows to the front and rear, 4 x double sockets with usb, 1 x single socket, Smooth ceiling, 1 x light fitting, 1 x radiator, 1 x wooden door leading to hallway.

## Kitchen/ Dining room

**14'9" x 16'9" (4.51m x 5.11m )**

Wooden laminate flooring, Smooth ceiling, 1 x uPVC double glazed window to the front, 2 x uPVC double glazed windows to the rear, 1 x radiator, Range of grey units and wood effect worktops, 5 x double sockets, Integrated double oven, Integrated dishwasher, Fridge, Hob and Extractor fan, 1 x stainless steel sink and drainer unit, Room for freezer, Under stair storage, Suspension tank, 6 x spotlights, 1 x light fitting, 1 x doors leading to hallway, 1 x uPVC double glazed door leading to rear.

## Stairs and Landing

**9'4" x 5'0" (2.86m x 1.54m )**

Textured ceiling, 1 x light fitting, 4 x wooden doors

leading to bedrooms 1-3 and family bathroom, 1 x uPVC double glazed window to the rear, 1 x attic hatch - Lights and boarded attic.

## Bedroom 1

**12'1" x 11'7" (3.70m x 3.54m)**

1 x uPVC double glazed window, to the front, 1 x smooth ceiling, 4 x double sockets with usb ports, 2 x single sockets with usb ports, aerial and phone socket, 1 x light fitting, 1 x storage cupboard with shelving, 1 x radiator, 1 x door leading to landing.

## Bedroom 2

**11'9" x 8'6" (3.60m x 2.60m )**

1 x uPVC double glazed window, to the front, 1 x smooth ceiling, 1 x light fitting, 1 x storage cupboard with shelving, 1 x radiator, 1 x built in wardrobe, 4 x double socket with usb, 1 x single socket with usb, 1 x aerial.

## Bedroom 3

**7'11" x 8'9" (2.43m x 2.68m)**

1 x uPVC double glazed window to the rear, smooth ceiling, 4 x double sockets with usb, 1 x single sockets with usb, 1 x light fitting, 1 x radiator, 1 x door leading to landing.

## Bathroom

**4'10" x 7'6" (1.49m x 2.30m )**

Laminate flooring, smooth ceiling, 1 x light fitting, 1 x uPVC double glazed window with frosted glass to the rear, 1 x towel rail radiator, 1 x pedestal wash hand

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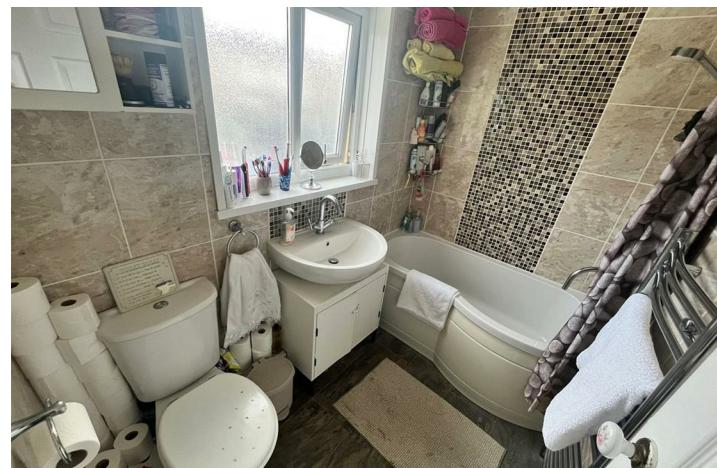
basin, Low level flush cistern with cupboard surround, bath with fitted overhead shower.

### **Garden house**

Work bench, Shelving, Fuse box, Sockets, Light fittings.

### **Externally**

Side gated access, Worcester boiler, Oil tank, Outside tap, artificial grass area with pergola, 1 x outside socket, Outdoor lights, Decking area and patio area, Outbuilding - Low level flush cistern, plumbing for pedestal wash hand basin (cold water only), Fuse box and electricity, double door into outbuilding from garden, Driveway for 3 cars.



## Road Map



## Hybrid Map



## Terrain Map

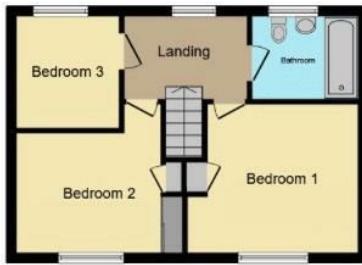


## Floor Plan



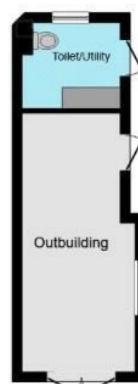
### Ground Floor

Floor area 38.0 sq.m. (409 sq.ft.) approx



### First Floor

Floor area 38.0 sq.m. (409 sq.ft.) approx



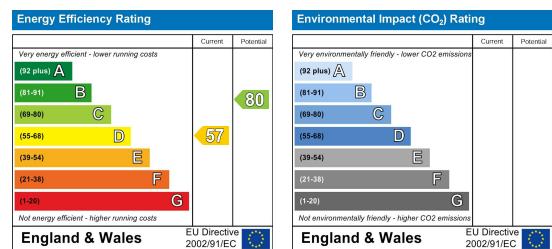
### Outbuilding

Floor area 30.7 sq.m. (330 sq.ft.) approx

## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.