



1 Clos Gwyn, Tumble, Llanelli, SA14 6AJ

Offers in the region of £269,950

We are pleased to offer for sale this well presented detached dormer bungalow set in the village of Tumble, with its local amenities as well as road links to the M4 motorway. Accommodation comprises dining room, kitchen, lounge, sun room, bedroom and en suite to ground floor and further 2 bedrooms and shower room to second floor. The property benefits from oil central heating, double glazing, off road parking for 3 cars and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Dining Room

15'6" x 15'3" (4.73 x 4.65)



with stairs to first floor, under stairs cupboard, wood floor, radiator, downlights and coved ceiling.

Kitchen

8'5" x 10'6" (2.57 x 3.22)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring induction hob with extractor over and oven under, plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to front.

Lounge

11'4" x 17'6" (3.46 x 5.35)



with wood floor, radiator, downlights, coved ceiling and uPVC double glazed window to front.

Sun Room

12'0" x 10'10" (3.66 x 3.32)



with tiled floor, radiator, downlights, coved ceiling and uPVC double glazed window to side and rear and French doors to side.

Bedroom 1

15'5" max x 12'11" max (4.71 max x 3.96 max)



with wood floor, radiator and uPVC double glazed window to rear.

En Suite

6'9" x 8'0" (2.06 x 2.44)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mains shower over, part tiled walls, tiled floor, radiator, extractor fan, downlights, coved ceiling and uPVC double glazed window to side.

First Floor

Landing

with hatch to roof space, airing cupboard with radiator and slatted shelves, downlights and Fakro window to rear.

Shower Room

9'0" x 5'3" (2.76 x 1.62)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, part tiled walls, extractor fan, radiator and Fakro window to rear.

Bedroom 2

17'5" x 11'8" (5.32 x 3.56)



with eaves storage, radiator and Fakro window to front.

Bedroom 3

14'0" inc to 23'4" x 13'0" red to 7'4" (4.27 inc to 7.12 x 3.97 red to 2.24)



with radiator and uPVC double glazed window to front.

Outside



with gravelled garden to front, side tarmac drive for 3 cars, access either side of the property to enclosed rear garden with patio area, timber shed, lawned garden with mature shrubs and trees, gravelled areas and outside socket.

Services

Mains electricity, water and drainage.

Council Tax

Band E

NOTE

All internal photographs are taken with a wide angle lens.

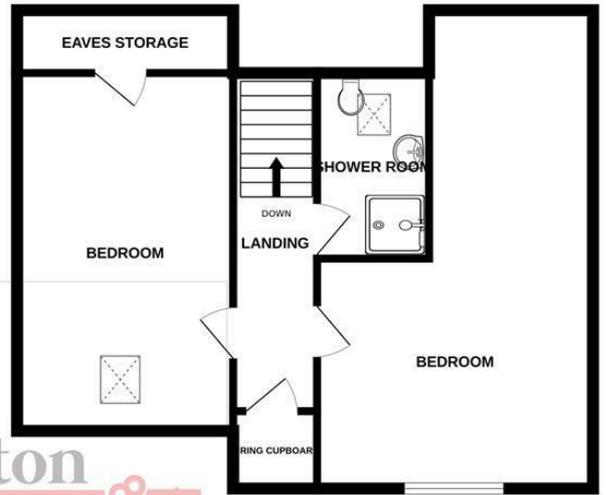
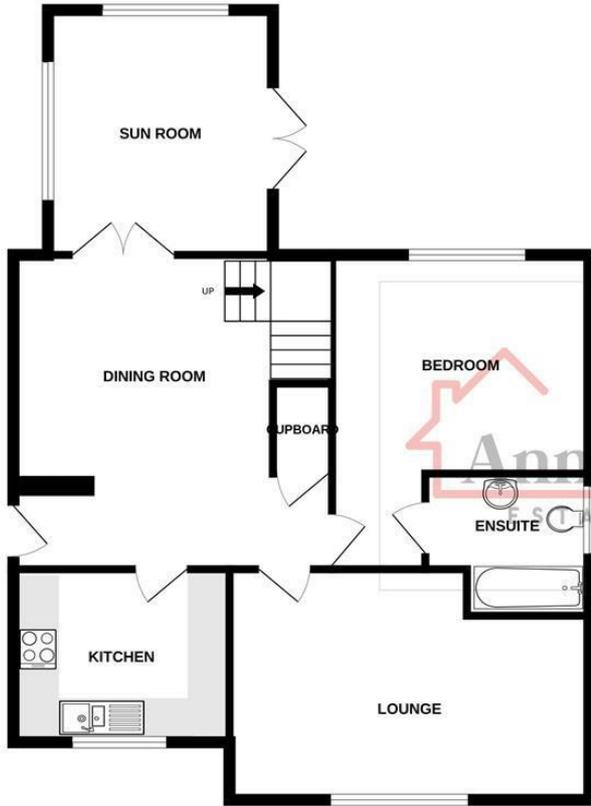
Directions

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 take the third turning on your right into Clos Gwyn and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:

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