

# EVANS BROS.

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**Brynllon, Singleton Road, Upper Tumble, Nr Cross Hands, Carms, SA14 6DS**

**Offers Around £286,000 ono**

A very well maintained and conveniently set modern DETACHED freehold double fronted CAVITY BUILT BUNGALOW in good order throughout and COMPRISING 1 LIVING ROOM, 3 DOUBLE BEDROOMS, A FITTED KITCHEN / BREAKFAST ROOM, RECENTLY UPGRADED SHOWER ROOM, A DETACHED BLOCK BUILT SINGLE GARAGE / WORKSHOP, a good sized (approx 30m deep) level enclosed rear courtyard and additional off road parking. Full OIL FIRED CENTRAL HEATING, full DOUBLE GLAZING. Cross hands and the M4 extension is a mere 1.5 miles (4 minutes drive away) while the county town of Carmarthen is 20 minutes away – mainly along the a48. EMPTY PROPERTY – NO ONWARD CHAIN.



## LOCATION & DIRECTIONS

What 3 Words location: Condiment. Utter. Porridge. Conveniently set at OS Grid Ref SN 546 117 on a cul de sac of residential properties on the edge of the village of Tumble and approx 1.5 miles from Cross Hands. The county town of Carmarthen is approx 20 minutes drive away, while Swansea is approx 20 minutes to the east along the M4. From Carmarthen take the A48 east as if heading towards Swansea, Cardiff etc. At the Cross Hands roundabout turn right and proceed approx 1.5 miles to Tumble. At the junction with the B4310 turn right, proceed down the hill approx 100 yards and turn right into Singleton Road. At the top turn right and Brynllon will be seen on the left after approx 50 yards - identified by an Evans Bros "For Sale" board.

## CONSTRUCTION

We understand the property was built in the 1980s of block cavity construction with elevations mainly rendered and pebble dashed under a pitched concrete interlocking tiled roof to provide the following accommodation. FRONT ENTRANCE LOBBY with a half glazed front door. Irregular shaped HALLWAY with a loft access and 5 built in storage cupboards.

## LIVING ROOM

15'10" x 10'5" (4.833 x 3.196)



Having an open fire in a traditional tiled grate and a large picture window to the front.

## KITCHEN / BREAKFAST ROOM

14'5" x 8'10" (4.400 x 2.714)



Fitted with a range of matching base and eye level units incorporating a NEFF 4 ring ceramic hob, a stainless steel sink, NEFF oven and grill, plumbing for an automatic washing machine, matching eye level units and a Trianco boiler for both the central heating and domestic hot water. Half glazed rear door.

## FRONT DOUBLE BEDROOM 1

14'3" x 10'6" (4.352 x 3.221)



Picture window to front.



## REAR DOUBLE BEDROOM 2

13'9" x 11'5" (4.193 x 3.490)



Large window to the rear.

## REAR DOUBLE BEDROOM 3

13'9" x 10'4" (4.201 x 3.174)



## SHOWER ROOM

6'0" x 5'7" (1.837 x 1.714)



Fully tiled and fitted with a white suite comprising a large shower cubicle and pedestal washbasin.

## SEPARATE WC

8'0" x 2'10" (2.449 x 0.886)



Fully tiled. WC and wall mounted wash hand basin.

## EXTERNALLY



To the front, there is a walled paved forecourt, with a tarmac drive / hardstanding to the side. To the rear, there is an approx 30m deep low maintenance enclosed paved and gravelled garden having a block built SINGLE GARAGE / WORKSHOP to the side.

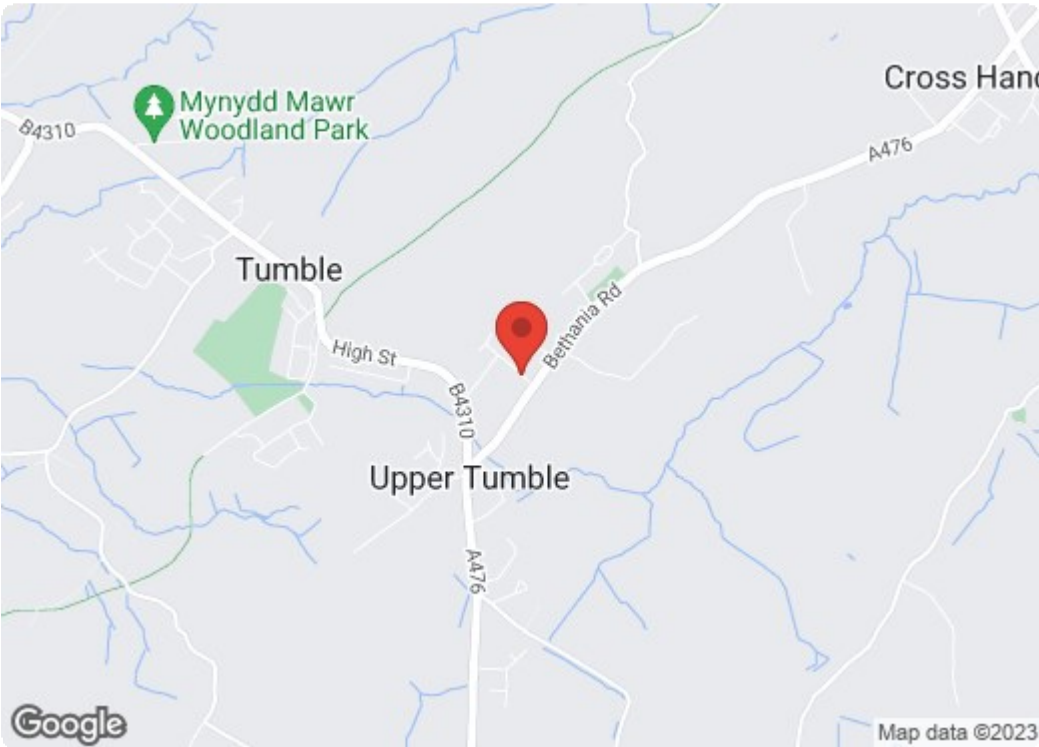
## SERVICES

Mains electricity, water and drainage. Full oil fired central heating. Full double glazing.

## COUNCIL TAX

We understand the property is in Council Tax band D and that the Council Tax payable for the 2023 / 2024 financial year is £1,780 which equates to approximately £148.33 per month before discounts.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	36	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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