



Rhoslan

Upper Tumble, Llanelli, SA14 6DX

Asking Price Of £279,950

Property Features

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Integral Garage
- No Chain
- Village Location
- Two Reception Rooms
- Oil Central Heating
- Driveway
- Good Sized Garden

Full Description

A detached bungalow located on an established, select development in Upper Tumble. Well presented and spacious throughout, the accommodation comprises of Entrance Hallway, Lounge, Dining Room, Kitchen/Diner, Utility Room, Three Bedrooms, Bathroom & En-suite. Externally there are front and rear gardens and driveway providing off road parking. The property benefits from oil central heating, uPVC double glazing and Integral Garage with electric door. No Chain, EPC Rating D. Viewing By Appointment.

ENTRANCE

Via uPVC double glazed entrance door with obscure glass into

ENTRANCE HALLWAY

Textured and coved ceiling, radiator, uPVC double glazed window to front with obscure glass, hatch to attic space, smoke alarm.

LOUNGE

12' 6" x 19' 1" (3.81m x 5.82m)

Textured and coved ceiling, two radiators, uPVC double glazed window to front, fireplace with log effect electric fire and marble hearth & surround.

DINING ROOM

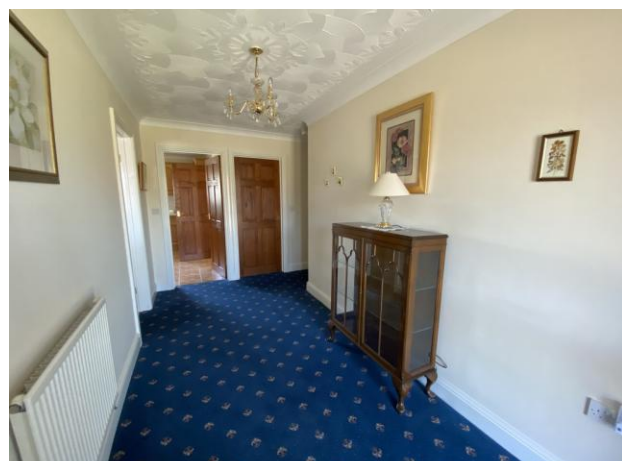
13' 0" x 12' 1" (3.96m x 3.68m)

Textured and coved ceiling, radiator, uPVC double glazed sliding doors to rear.

KITCHEN/DINER

16' 3" x 10' 8" (4.95m x 3.25m)

Fitted with base and wall units with complimentary worksurface over, built in electric oven, grill & 4 ring hob with extractor hood over, walls tiled over worksurface, stainless steel sink unit with mixer tap, integrated fridge, tiled flooring, radiator, uPVC double glazed window to rear, textured & coved ceiling.



UTILITY

10' 4" x 8' 3" (3.15m x 2.51m)

Fitted with base units with worksurface over, stainless steel sink unit with mixer tap, walls tiled over worksurface, tiled flooring, plumbing for washing machine, storage cupboard with shelving, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass, oil central heating boiler, textured & coved ceiling, radiator.



BEDROOM 1

11' 0" x 14' 6" (3.35m x 4.42m)

Textured and coved ceiling, radiator, uPVC double glazed window to front.

EN-SUITE

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and shower enclosure, fully tiled walls, extractor fan, radiator, uPVC double glazed window to side with obscure glass, textured & coved ceiling.



BEDROOM 2

11' 4" x 11' 0" (3.45m x 3.35m)

Textured and coved ceiling, radiator, uPVC double glazed window to front.

BEDROOM 3

11' 4" x 8' 9" (3.45m x 2.67m)

Textured and coved ceiling, radiator, uPVC double glazed window to rear.



BATHROOM

Fitted with a three piece suite comprising of paneled bath, low level W.C., built in shower and pedestal wash hand basin, radiator, fully tiled walls, textured & coved ceiling, uPVC double glazed window to rear with obscure glass.

EXTERNAL

The property is approached via a tarmac driveway leading to integral garage and off road parking, front garden laid to lawn with ornamental chippings and shrubbery, side access to good sized rear garden laid to lawn, oil tank.

INTEGRAL GARAGE

10' 2" x 17' 6" (3.1m x 5.33m)

Electric & lighting, uPVC double glazed window to side with obscure glass, electric powered garage door.



DISCLAIMER



GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

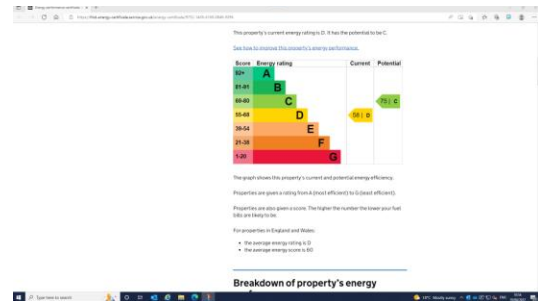
DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements