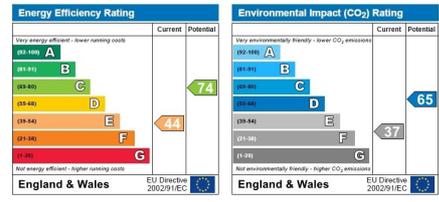




## 26 Llechyfedach, Tumble, Llanelli SA14 6DY

Offers in the region of £80,000

In Need of Updating  
Semi Detached Home  
Rural Views to Front  
Close to M4  
EER: E 44



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**MD/WJ/75962/280720**

## **DESCRIPTION**

Situated on the outskirts of the residential development is this semi detached house in need of updating. With a mixture of single and double glazed windows, the property offers a modern downstairs shower room, but the remainder of the property is in need of work.

To the ground floor are two reception rooms, a kitchen and a handy under stairs storage area. The first floor benefits from three double bedrooms and the front rooms boast views across the neighbouring fields. Tumble is an ideal village for commuting, with its proximity to Junction 48 of the M4. The village is ideally located for access to both Llanelli and Carmarthen and the centre offers a shopping centre with big name eateries and shops. EER: E44

## **HALLWAY**

Entered via a frosted double glazed door to the front, the bright hallway offers a radiator, dado rail and textured ceiling. A door leads to the walk in under stairs storage area which benefits from a frosted double glazed window to the front, carpet and shelving. Doors lead to:

## **LOUNGE**

10' x 9'2 (3.05m x 2.79m)  
The double glazed window to front overlooks the garden and the room has a radiator.

## **DINING ROOM**

13'11 x 10'3 (4.24m x 3.12m)  
This good size room offers a single glazed window to

the rear and a storage cupboard housing the boiler thermostat. The floor is laminate and there is a radiator and textured ceiling. The room opens to:

## **KITCHEN**

8'11 x 8'8 (2.72m x 2.64m)  
Fitted with some wall and base units and a stainless steel sink and drainer unit, the kitchen has a double glazed door and window to the side, part tiled splash back, a radiator and a textured ceiling.

## **SHOWER ROOM**

9'3 x 4'6 (2.82m x 1.37m)  
The shower room has been updated and comprises of a walk-in shower with Respatex walls, a bidet, a pedestal wash hand basin and a WC. There are two frosted double glazed windows to the rear, a radiator and extractor.

## **FIRST FLOOR LANDING**

The single glazed window to the front boasts views over the neighbouring field and lets in plenty of light. There is access to loft. Doors lead to:

## **BEDROOM TWO**

10'1 x 9'3 (3.07m x 2.82m)  
The single glazed window to the front has views over the fields, a radiator and coved ceiling.

## **BEDROOM ONE**

11' x 10'1 (3.35m x 3.07m)  
With double glazed windows to the side and rear, this room offers a radiator and a picture rail.

## **BEDROOM THREE**

There is a double glazed window to the rear and a radiator.

## **EXTERNALLY**

The house has gardens to all three sides (currently in

need of attention) with access to park at the front of the house.

## **SERVICES**

To be confirmed.

## **VIEWING**

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our Llanelli branch, turn right on to Station Road and stay in the right lane. At the main traffic lights, merge in to the left lane. Turn left on to Thomas Street and continue on this road, passing Parc Howard on your left and through the village of Felinfoel. Proceed up the hill and continue on this road through the village of Llannon. Continue along and in to Tumble. On Bethania Road, do not take the road signposted Llechyfedach; take the next left after it. Continue along this road a short way and the property will be located on your left, before you turn in to the development.