Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

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Est. 1998

www.geraldvaughan.co.uk







No 20 Penparc, Tumble, Llanelli, SA14 6EP

Offers In The Region Of £95,000

- IMPROVABLE SINGLE FRONTED TERRACED HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE LOCAL SHOPS AND PRIMARY SCHOOL.
- NO FORWARD CHAIN.
- 2 MILES CENTRE OF CROSS HANDS, BUSINESS PARK AND A48 DUAL CARRIAGEWAY.
- IN NEED OF COMPLETE MODERNISATION.
- FIRST TIME ON THE OPEN MARKET SINCE 1989.
- MIDWAY CARMARTHEN AND LLANELLI.
- HALF MILE A476 'CROSS HANDS TO LLANELLI' ROAD.
- 8 MILES NORTH OF LLANELLI TOWN CENTRE.
- 4 BEDROOMS. 2 LIVING ROOMS.
- SCOPE TO PROVIDE GARAGE/PARKING AT REAR - STP.
- ON STREET PARKING.
- 1.5 MILES DREFACH.
- 12 MILES SOUTH EAST OF CARMARTHEN.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

sales@geraldvaughan.co.uk

No 20 Penparc, Llanelli SA14 6EP

A conveniently situated single fronted 4 BEDROOMED MID-TERRACED HOUSE affording deceptively large accommodation that is in need of complete modernisation being located within walking distance of the local shops/facilities and Primary School at the centre of Tumble which in turn is located within half a mile of the A476 'Cross Hands to Llanelli' Road (Llannon Road), is within 1.5 miles of Drefach, is within 2 miles of the A48 dual carriageway and Business Park/facilities and services at the centre of Cross Hands, the property is located some 8 miles north of Llanelli town centre and the property lies 12 miles south east of the County and Market town of Carmarthen.

4 1 2

Council Tax Band: B





RECEPTION HALL
9'8" in depth
with laminate flooring. Electricity consumer unit. PVCu part opaque double glazed entrance door with stained glass/leaded effect lights and fan light.

INNER HALL
with electric storage heater - not tested. Staircase to first floor. Understairs storage cupboard. Radiator.

DINING ROOM
11'1" x 9'7"
with laminate flooring. PVCu double glazed entrance door to rear. Radiator. Shelved recesses to either side of former fireplace. 2 Power points. 5' 3" (1.6m) Wide archway to

LIVING ROOM
12'10" x 9'4"
with laminate flooring. PVCu double glazed window to fore. Fire surround. 9 Power points. TV point.

KITCHEN
13'0" x 9'0" plus recess
with tiled floor. Part tiled walls. PVCu double glazed window. PVCu opaque double glazed door to rear. Range of base and eye level kitchen units incorporating a sink unit. Water stop cock. 7 Power points plus fused point. Radiator.

REAR HALL
with ceramic tiled floor. PVCu opaque double glazed window. Part tiled walls. Door to

BATHROOM
9'8" x 8'4" overall
'L' shaped with ceramic tiled floor. Part tiled walls. PVCu opaque double glazed window. Fitted cupboard. Radiator. Wall mounted electric fan heater. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath. Part tiled shower enclosure with electric shower over - not tested.

FIRST FLOOR -
8' 7" (2.62m) Ceiling heights

LANDING
with exposed boarded floor. 2 Power points. Access to loft space.

REAR BEDROOM 1
13'4" x 9'0"
with part exposed boarded floor. PVCu double glazed window. Radiator. 2 Power points. This room could easily be converted to a bathroom if so desired.

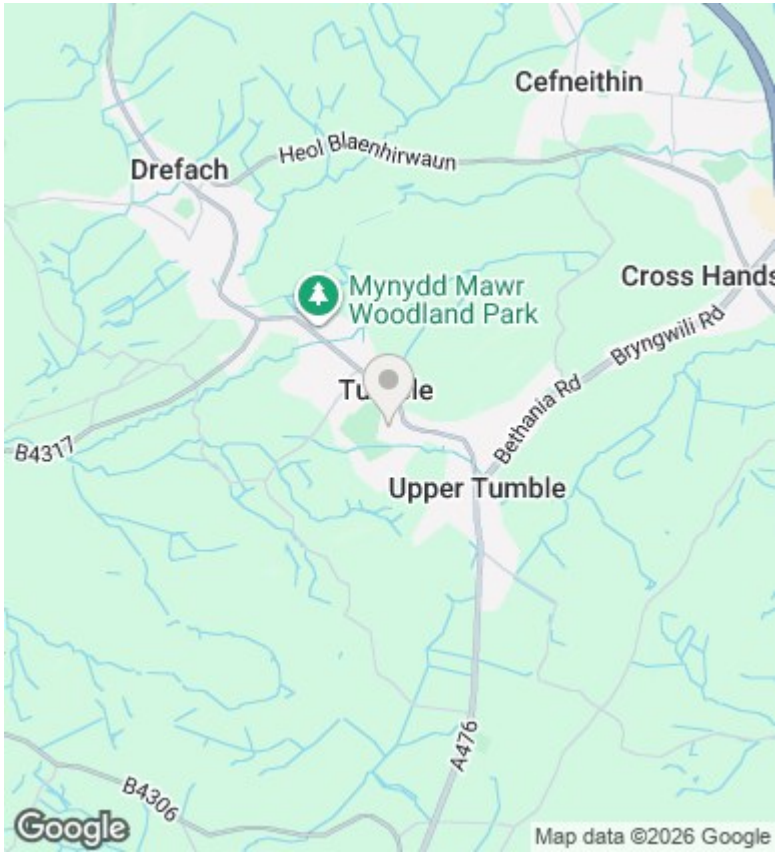
REAR BEDROOM 2
10'1" x 9'5"
with laminate flooring. Feature fireplace. PVCu double glazed window. Radiator. 5 Power points.

FRONT BEDROOM 3
with access to loft space. Laminate flooring. Radiator. PVCu double glazed window. 2 Power points.

FRONT BEDROOM 4
7'9" x 7'6"
with laminate flooring. Radiator. PVCu double glazed window. 4 Power points.

EXTERNALLY
Un-restricted on street car parking available immediately to fore. Rear concreted courtyard with steps leading up to an overgrown garden that has access to the rear service lane and 'Ty Isha' Road and which provides if so desired space for the provision of private car parking and/or a garage - subject to the necessary consents being obtained. OUTSIDE OIL FIRED CENTRAL HEATING BOILER - NOT WORKING. OIL STORAGE TANK.





Directions

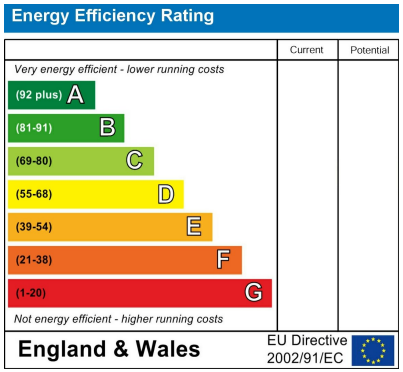
Upon entering Tumble from the Cwm-Mawr/Drefach/Porthyrhyd direction continue past the right hand turning for 'Rhos y Deri' travelling towards the centre of the village passing the right hand turning for 'Heol Bethesda' and the Primary School. Continue past 'Gary Watkins Butchers' (on the left hand side) and the bus shelter and as you go around the right hand bend turn immediately right into 'Penparc' just after 'Emerald Vets' and 'Cymru Balti' Indian takeaway and before Tumble RFC

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

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