



9 Clos Y Delfryn, Tumble, Llanelli, Carmarthenshire SA14 6EN

£800 To Let

Property Features

- Village Location
- 2 Bedrooms
- Unfurnished
- Enclosed Rear Garden
- Private Parking
- STRICTLY NO SMOKING
- ONE PET MAY BE CONSIDERED

Property Summary

Rees Richards & Partners are delighted to offer this two bedroom semi-detached property in the village of Tumble. The property benefits from a kitchen/dining room with French doors to the rear garden as well as a living room on the ground floor. The first floor comprises 2 bedrooms and a family bathroom. There is parking to the rear.

Strictly no smoking. One pet may be considered.



Full Details

Ground Floor

Cloakroom

With W.C. and wash hand basin.

Living Room

4.48m x 2.88m (14' 8" x 9' 5")

Window to front and electric heater. Double doors opening into the kitchen/dining room.

Kitchen/Dining Room

5m x 2.45m (16' 5" x 8' 0")

Modern fitted kitchen which includes: electric oven and hob, space and plumbing for washing machine. French doors lead to an enclosed rear garden.

First Floor

Bedroom 1

3.90m x 4.11m (12' 10" x 13' 6")

Windows to the front and electric heater.

Bedroom 2

2.87m x 4.24m (9' 5" x 13' 11")

Window to the rear and electric heater.

Bathroom

W.C. and wash hand basin, bath with shower over, window to rear and heated towel rail.

Further Information

Services

Mains water, electric and drainage. Solar panels.

Council Tax

Council Tax Band C

Carmarthenshire County Council

Approx: £1820.47

Deposit

£1000 deposit.



Viewings

By appointment with the managing agents, Rees Richards and Partners.
Please Contact Abi Blackburn at Carmarthen office on 01267 612021 or abi@reesrichards.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	