



## 7 Clos Y Delfryn, Tumble, Carmarthenshire SA14 6EN

£750 To Let

### Property Features

- Village Location
- 2 Bedrooms
- Well Presented
- Unfurnished
- Enclosed Rear Garden
- Private Parking

### Property Summary

Rees Richards & Partners are delighted to offer this new-build, 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 front.

Strictly no smoking. One pet may be considered.



## Full Details

### 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 No. 1

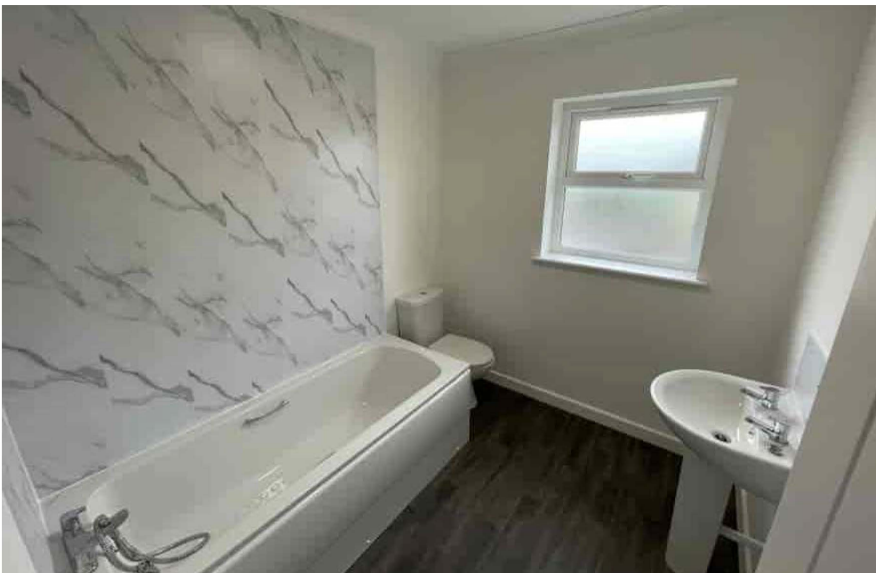
3.90m x 4.11m (12' 10" x 13' 6") Windows to front and electric heater

### Bedroom No. 2

2.87m x 4.24m (9' 5" x 13' 11") Window to rear and electric heater

### Bathroom

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



## Services

Mains water, electric and drainage. Solar panels

## Council Tax

Council Tax Band C  
Carmarthenshire County Council  
Approx. £1696 2023/2024

