



Heol Y Bryn

Upper Tumble, Llanelli SA14 6DR

- CHAIN FREE Terrace Property
- Two Reception Rooms
- New Worcester Oil-boiler Fitted January 2025
- M4 Junction 49 Road Links
- Roof Completely Renovated March 2025.
- Three Bedrooms
- Rear Garden
- Village Location With All Local Amenities
- EPC:tbc. Freehold Property
- Electrical Installation Condition Report (EICR) Issued January 2024

Asking Price £149,950 Freehold





Location

Description

This charming terraced house, located on Heol Y Bryn in the picturesque village of Upper Tumble, Llanelli, is now available chain free. Offering a delightful blend of comfort and convenience, this property features three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a formal dining space. The property also boasts a well-appointed shower room, ensuring all your essential needs are met. Situated in a village location close to local amenities, additionally, the nearby M4 junction 49 provides excellent transport links, making it easy to commute to larger towns and cities.

In summary, this delightful terraced house on Heol Y Bryn is a fantastic opportunity for those seeking a comfortable and spacious home in a lovely village setting. With its three double bedrooms and two reception rooms this property is sure to appeal to a wide range of buyers. Don't miss your chance to make this lovely house your new home. EPC:tbc. FREEHOLD PROPERTY. CHAIN FREE PROPERTY.

Hallway

Entrance via uPVC double glazed door, stairs lead to first floor, under stairs storage cupboard, radiator, laminate flooring.

Reception Room One

12'1" x 9'3" approx

Radiator, uPVC double glazed window facing front of property, laminate flooring, wall mounted electric feature fire.

Reception Room Two

11'5" x 10'2" approx

Radiator, uPVC double glazed window facing rear of property, laminate flooring, feature fireplace with slate hearth.

Kitchen

11'3" x 8'4" approx

Fitted with a range of base and wall units with complimentary work surface over, walls tiled over work surface, tiled floor, integrated electric oven, integrated electric hob to alcove, stainless steel 1 1/2 sink unit with mixer tap, space for fridge/freezer, plumbing for dishwasher, radiator, uPVC double glazed window facing side of property, uPVC double glazed door to side with obscure glass.

Shower Room

8'4" x 6'5" approx

Fitted with a three piece suite comprising of low level W.C, wash hand basin set on vanity unit, built in freestanding shower enclosure, tiled floor, part tiled walls, radiator, uPVC double glazed window facing rear of property.

Landing

Radiator, Loft access.

Bedroom One

16'6" x 10'2" approx

Exposed timber floorboards, two radiators, two uPVC double glazed windows facing front of property.

Bedroom Two

10'3" x 10'2" approx

Exposed timber floorboards, radiator, uPVC double glazed window facing rear of property.

Bedroom Three

11'5" x 8'5" approx

Exposed timber floorboards, radiator, uPVC double glazed window facing side of property.

External

Concrete patio area to rear leading to flagstone path & sloping narrow garden laid to lawn, External oil boiler, oil tank.

Storage Outbuilding.



Recent Improvements

The owner has informed us that the property has benefited from a number of recent improvements and regular maintenance. The roof was completely renovated, with works completed in March 2025, and a new Worcester Bosch oil boiler was installed in January 2025. As the property has been rented, regular safety and maintenance checks have also been carried out, including an Electrical Installation Condition Report (EICR) issued in January 2024 and valid until December 2028, together with a boiler service completed in February 2026.

Disclaimer

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All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser. Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact



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PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and appearances may differ from those shown.

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Local Authority Carmarthenshire
Council Tax Band B
EPC Rating

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

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