



Heol y Bryn

Tumble, Llanelli SA14 6DR

- Detached 4 Bedroom Property
 - 2 Attic Rooms
 - Off Road Parking
- Close to the A48/M4 junction 49 Links
 - EPC:D
- 3 Reception Rooms
- Village Location With All Local Amenities
 - Large Rear Garden
 - CHAIN FREE
- Viewing By Appointment Only

Asking Price £294,950 Freehold





Location



Description

CHAIN FREE. Located in the village of Tumble this delightful detached house on Heol y Bryn offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests. Additionally, there are two attic rooms that can serve as versatile spaces, whether for hobbies, a home office, or extra storage.

The property features a shower room and family bathrooms, ensuring that morning routines run smoothly for all residents. The large rear garden is a standout feature, offering a private outdoor retreat for family gatherings, gardening, or simply enjoying the fresh air. With plenty of off-road parking available to the front, convenience is at your fingertips.

Situated just a short drive from M4 junction 49, this home benefits from excellent transport links, making it easy to commute to nearby towns and cities. The village location provides a sense of community while still being close to essential amenities. This property is a wonderful opportunity for those looking to settle in a peaceful yet accessible area. Don't miss the chance to make this house your new home. FREEHOLD. EPC: D

Porch

10'10" x 2'8" approx

Entrance is via a wooden door with patterned glass, Stone wall, windows to the front, Floor tiles.

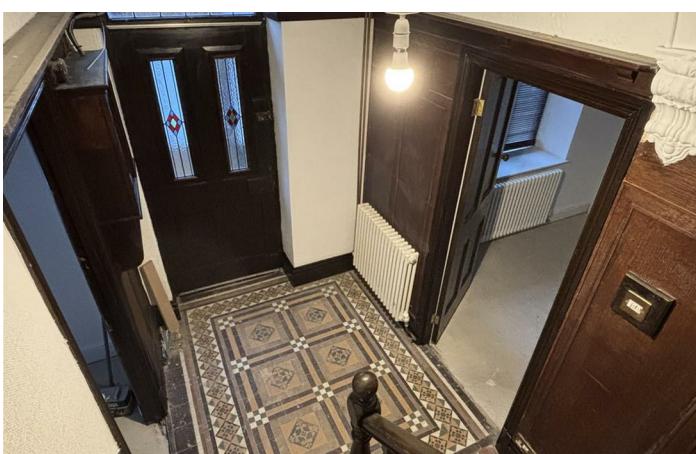
Entrance Hallway

Radiator, staircase leads to first floor.

Reception One

18'1" x 9'10" approx

Feature fire place with traditional surround, radiator, uPVC double glazed window to the front.



Reception Two

11'8" x 9'8" approx

Feature fire place, radiator, uPVC double glazed window to the front.



Reception Three

11'8" x 7'10" approx

Traditional floor tiles, double doors leading to the rear garden, radiator, window on-looking into kitchen, door leading to the kitchen area, under stair storage.

Kitchen

15'7" x 8'11" approx

Fitted with a range of traditional wall and base units with worksurface over, sink and drainer unit with a hot and cold mixer tap unit, radiator, space for a range cooker, integrated fridge, uPVC double glazed window to the rear, doors leading to the pantry, tiled flooring.

Walk In Pantry

9'6" x 5'7" approx

Fitted with base unit with a worksurface over, Stone flooring, Shelving, uPVC double glazed windows to the side with obscured glass, tiled walls.



Utility Room

15'5" x 6'2" approx

Plumbing for washing machine, Sink and drainer unit with a hot and cold mixer tap, radiator, part floor tiles, Boiler, Sliding door to the downstairs shower/ w.c. room, Door leading to the rear.

Ground Floor Shower/ W.C. Room

5'1" x 3'4" approx

Fitted with a two piece suite comprising of walk in shower and W.C., tiled flooring, window.



Landing

uPVC double glazed window to the front, staircase to the second floor attic rooms

Bedroom One

18'9" x 8'8" approx

Two uPVC double glazed windows to the side and rear of property, radiator.

Bedroom Two

10'5" x 7'10" approx

uPVC double glazed window to the rear, radiator.

Bedroom Three

10'6" x 10'5" approx

uPVC double glazed window to the front, radiator.



Bedroom Four

11'7" x 10'4" approx

uPVC double glazed window to the front, radiator.

Bathroom

11'10" x 9'4" approx

Fitted with a five piece suite comprising of Bath, Bidet, Pedestal wash hand basin, Enclosed shower, airing cupboard, radiator, Vinyl flooring, Door leading to W.C.

Second Floor Landing

Wooden staircase, Velux style window, doors lead to two attic rooms.

Attic Room One

13'3" x 12'10" approx

Eaves storage area, radiator, Velux style window, downlighters.

Attic Room Two

11'11" x 11'3" approx

Velux style window, water tank.

External

FRONT: Driveway with ample off-road parking. The

front garden is predominantly laid to lawn and features two outbuildings, side access.

REAR: Enclosed rear garden, complete with several outbuildings and Green House, laid mainly to lawn with patio area.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the







property such as condition, views, gardens etc particularly if travelling distances to view.
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



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



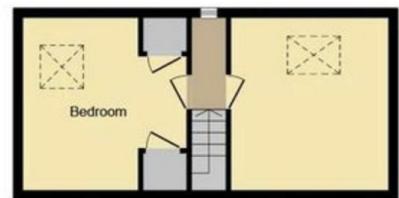
Ground Floor

Floor area 85.7 m² (922 sq.ft.)



First Floor

Floor area 59.6 m² (642 sq.ft.)



Second Floor

Floor area 33.1 m² (356 sq.ft.)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.