



House - Semi-Detached (EPC Rating: D) Freehold

# TROED Y BRYN, UPPER TUMBLE, LLANELLI, SA14 6BP

Reduced To

# £130,000

# 3 Bedroom House - Semi-Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this Spacious Semi Detached Home located within a quiet cul-de-sac in the small village of Tumble. The property is located close to the new Retail Outlet in Cross Hands which offers many well known retail shops and supermarkets and close to the M4 Motorway with access to Carmarthen, Swansea and Llanelli and neighbouring small villages. The accommodation offers, Entrance Hall, Lounge, Kitchen with Dining Area on the ground floor and Three Bedrooms and a Shower Room on the first floor. Externally there is courtyard mainly laid to lawn and a large rear garden with patio area offering fine countryside views. The property benefits from Electric Central Heating, Solar Panels and uPVC double glazing.

Council Tax Band - B. Freehold. EPC - D61.

## Ground Floor

With aluminium front entrance door leading into...

### Entrance Hall

With radiator, stairs to first floor, textured and covered ceiling and under stairs cupboard.

### Lounge

3.05 x 3.6 (10'0" x 11'9")

With radiator, covered ceiling and uPVC window to the rear.

### Kitchen with Dining Area

5.58 x 3.65 red 3.0 (18'3" x 11'11" red 9'10")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, electric hob with extractor above and electric oven below, plumbing for washing machine and space for tumble dryer. Additional features include covered ceiling, part tiled walls, laminate flooring, cupboard housing solar panels unit, uPVC windows to the front and rear of the property and a door to the side.

## First Floor

### Landing

With hatch to roof space, radiator, covered ceiling and uPVC window to the front of the property.

### Bedroom 1

3.53 x 3.54 (11'6" x 11'7")

With radiator, covered ceiling and uPVC window to the rear.

### Bedroom 2

3.83 x 3.54 (12'6" x 11'7")

With radiator, covered ceiling, fitted wardrobe and uPVC window to the rear.

### Bedroom 3

2.42 x 2.7 (7'11" x 8'10")

With radiator, fitted wardrobe, coved ceiling and uPVC window to the front of the property.

### Shower Room

2.0 x 2.03 (6'6" x 6'7")

With low level flush WC, vanity wash hand basin, double walk in electric shower, extractor fan, heated towel rail, coved ceiling, part tiled walls, lino wood floor and obscure glass window to the side.

### External

Front: With courtyard mainly laid to lawn.

Rear: With patio area leading to a lawned garden with views over open farmland. To the side of the property is an outbuilding with plumbing and electricity, as well as an outdoor tap and external power sockets.

### Services

Mains water, electric and drainage. Solar Panels.

### Council Tax

- Band B.

### Tenure

Freehold

### NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

### Viewings

By appointment with the selling agents on 01269



597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### **Social Media**

Follow us on Facebook: Thomas & Thomas Estate Agents

Follow us on Instagram and X: ThomasThomas\_EA

### **Directions**

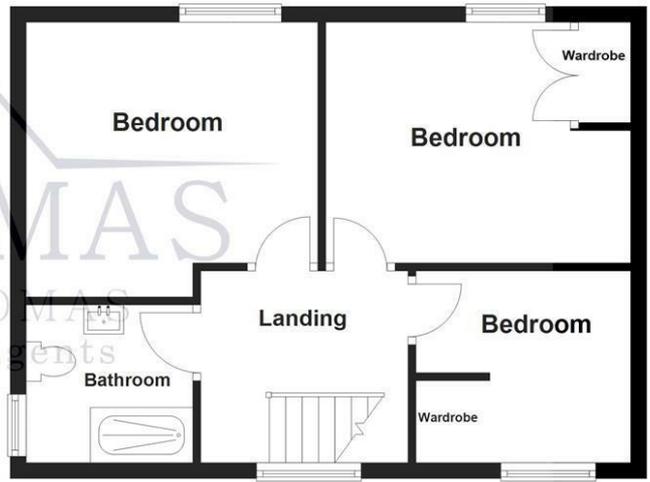
From the cross roads in the centre of Cross Hands take the A476 towards Tumble. Proceed to the top of the hill in Tumble and bear left towards Llanelli and take the second left into Heol Troed Y Bryn and follow the road into the cul-de-sac and the property can be found on the right hand side, identified by our For Sale board.



Ground Floor



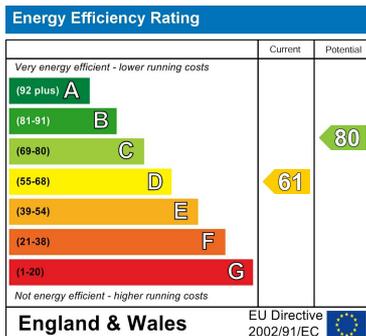
First Floor



Council Tax Band

**B**

Energy Performance Graph



Call us on

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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 are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

