



46 Heol Y Bryn

Tumble, Llanelli, SA14 6DR

Offers in the region of £275,000



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Entrance Porch/Lean To

10'10" x 2'8" (3.31m x 0.82m)

Entrance is via a wooden door with patterned glass, Stone wall, uPVC double glazed windows to the front, Floor tiles, Door leading to the entrance hallway

Entrance Hallway

Attractive traditional flooring, 1 x radiator, 1 x light fitting, Staircase and landing to the 1st floor, Doors leading to the lounge, Reception 2 and Dining room

Lounge

18'0" x 9'10" (5.50m x 3.0m)

Laid carpet, Feature fire place with traditional surround, 1 x radiator, 1 x uPVC double glazed window to the front, 1 x light fitting.

Reception 2

11'10" x 10'4" (3.62m x 3.16m)

Feature fire place, 1 x light fitting, 1 x radiator, 1 x uPVC double glazed window to the front. Laid carpet,

Dining room

11'8" x 7'10" (3.58m x 2.39m)

Traditional floor tiles, Double doors leading to the rear garden, 1 x radiator, Smooth ceiling with 1 x light fitting, window on-looking the kitchen, Door leading to the kitchen, Under stair storage

Kitchen

15'7" x 8'11" (4.75m x 2.73m)

With a range of traditional wall and base units with worksurface over, 1 3/4 bowl sink and drainer unit with a hot and cold mixer tap unit, 1 x radiator, Space for a range cooker, integrated fridge, Smooth ceiling with 2 x light fitting, uPVC double glazed window to the rear, Doors leading to the pantry and rear porch/utility area, Wall and floor tiles.

Pantry

9'6" x 5'7" (2.90m x 1.72m)

Base unit with a worksurface over, Stone flooring, Shelving, 1 x light fitting, 1 x uPVC double glazed windows to the side with obscured glass, Wall tiles.

Rear Porch/ Utility area

15'5" x 6'2" (4.71m x 1.90m)

Plumbing made ready for a washing machine, Sink and drainer unit with a hot and cold mixer tap unit, 1 x radiator, Part floor tiles, Boiler, Thermostat, 2 x ceiling lights, Sliding door to the downstairs bathroom, Door leading to the rear.

W.C./Shower room

5'1" x 3'4" (1.56m x 1.03m)

Featuring a low level flush cistern, Walk in shower, Wall tiles, Floor tiles, 1 x uPVC double glazed window.

Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the front, Doors leading to bedrooms 1-4 and family bathroom, Staircase to the second floor

Bedroom 1

18'9" x 8'8" (5.72m x 2.65m)

Laid Carpet, 2 x uPVC double glazed windows to the side and rear, 1 x light fitting and 1 x radiator.

Bedroom 2

10'5" x 7'10" (3.20m x 2.39m)

Laid Carpet, 1 x uPVC double glazed window to the rear, 1 x radiator, 1 x ceiling light.

Bedroom 3

10'5" x 10'5" (3.19m x 3.18m)

Fitted wardrobes, 1 x uPVC double glazed window to the front, Laid carpet, 1 x light fitting, 1 x radiator.

Bedroom 4

11'7" x 10'4" (3.54m x 3.15m)

Laid carpet, 1 x radiator, 1 x uPVC double glazed window to the front, 1 x radiator.

Family Bathroom

11'10" x 9'4" (3.63m x 2.87m)

Featuring a bath, Bidet, Pedestal wash hand basin, Enclosed shower, Airing cupboard, 1 x radiator, Vinyl flooring, Door leading to W.C featuring low level flush cistern.

Staircase to 2nd floor

Wooden staircase, 1 x Velux window, Part laid carpet, Door to 2 x attic rooms

Attic room 1

13'3" x 12'10" (4.06m x 3.93m)

2 x eaves storage, 1 x radiator, 1 x Velux window, Smooth ceiling with fitted downlighters.

Attic room 2

11'11" x 11'3" (3.65m x 3.45m)

1 x velux window, water tank.

Externally

Externally, the property offers a front driveway with ample off-road parking. The front garden is predominantly laid to lawn and features two outbuildings. A side access takes you to the expansive and enclosed garden, complete with several

outbuildings and Green House, laid mainly to lawn and a charming patio area with views of the garden and property. The garden enjoys abundant sunshine, making it an ideal sanctuary for those seeking tranquility or families. Moreover, nature walks abound within walking distance of the property.

Disclaimer

Disclaimer general information 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 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. Prospective purchasers/Buyers should satisfy 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 measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.



Road Map



Hybrid Map



Terrain Map



Floor Plan



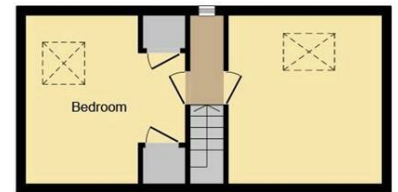
Ground Floor

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.)

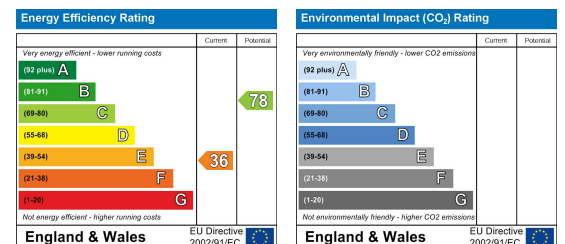
TOTAL: 178.4 m² (1,920 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.