



Heol Y Bryn, Upper Tumble, SA14 6DR

Offers In Region Of £310,000



Calow Evans
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Heol Y Bryn, Upper Tumble, SA14 6DR

Positioned in a prime and private location in the heart of Upper Tumble, this beautiful family home stands out as an exceptional opportunity. Ideal for garden enthusiasts, it features a stunning, larger-than-average rear garden that offers endless possibilities.

Inside, you'll find three spacious double bedrooms, a well-appointed first-floor bathroom, a kitchen/family area, and a versatile lounge/diner on the ground floor. The property includes an integral, larger-than-usual garage and a driveway, ensuring ample parking for your convenience. With spectacular views of the Gwendraeth Valley, this home truly delivers on all fronts.

The village of Tumble offers good basic amenities and is conveniently located near the A48 and Cross Hands, where you will find restaurants, out-of-town retailers, shops, and more.





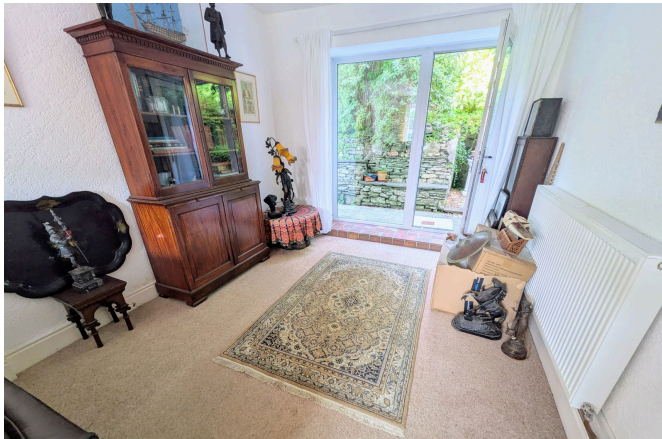
Accommodation:

Entrance Porch

Double glazed window to side, opening to:

Entrance Hallway

Well-lit with natural light from side windows. Terracotta-tiled entrance vestibule leading into the hallway. Double panel radiator with doors branching off to living areas on either side. Stairs to the first floor with understairs storage cupboard.





Lounge Diner

6.58m x 3.2m (21'7" x 10'6"/9'11")

Double-glazed window to front. Double-glazed patio doors to rear, opening onto a pleasant, naturally landscaped dry-stone rockery garden.

Kitchen/Family Room

6.6m x 3.05m (21'8" x 10'0"/8'1")

Double-glazed windows to front and rear. Radiator. Kitchen fitted with wall and base units. Space for Rangemaster-style oven. Sink and draining board unit. Part-tiled walls. Door to integral garage.

First Floor Landing

Beautiful double-glazed stained-glass window to rear over radiator, leading to storage cupboard.



Bedroom One

4.52m x 3.3m (14'10"/10'7" x 10'10")

Two double glazed windows to front, radiator.

Bedroom Two

3.35m x 3.05m (11'0" x 10'0")

Double glazed window to front, radiator.

Bedroom Three

3.3m x 3.2m (10'10" x 10'6")

Double-glazed window to rear with pleasant views over the expansive garden. Radiator.



Bathroom

Recently redesigned modern feature bathroom, with full-length landscape marble tiling. Oversized freestanding double-ended bathtub with central mixer taps and shower head. Expansive walk-in shower with overhead rain shower and handset. Heated mirror over matching vanity unit with stylish taps. Full-length vertical radiator and chrome towel rail. WC with soft-closure lid beneath a double-glazed frosted window to rear.

Externally

The property is situated in an elevated position with a driveway leading up to the house, providing ample parking. The integral garage offers both internal and garden access. Side pedestrian access leads to an additional double-glazed workshop with an adjacent toilet. Paved steps lead to a mature garden with fantastic views over the Gwendraeth Valley, comprising two main lawned areas. A central dry-stone-walled BBQ area sits adjacent to a gravelled outdoor dining space. The garden is well stocked with fruit trees, including a large apple tree, and a large hedge.

Internal

5.7m

Up-
ma-
sty-





Services

We are advised that mains services are connected. LPG gas central heating.

Tenure

Freehold

Council Tax

Band C

Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage is available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

**Address**

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Office Contact

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