



## 11 Troed Y Bryn, Upper Tumble, Llanelli, SA14 6BP

**Offers in the region of £160,000**

A semi detached house in need of some modernisation set on the edge of the village of Tumble close to local amenities, within easy access to the centre of Cross Hands and the A48 trunk road. Accommodation comprises entrance hall, lounge/diner, kitchen, 3 bedrooms and shower room. The property benefits from oil central heating, uPVC double glazing, off road parking, front and rear gardens and 3 store rooms and outside WC.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

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

### Lounge/Diner

22'0" x 13'1" (6.73 x 4.00)



with electric fire in feature surround, 2 radiators, laminate floor, textured ceiling and uPVC double glazed window to front and rear.

### Kitchen

8'9" x 6'3" (2.69 x 1.92)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine, space for fridge freezer, part tiled walls and uPVC double glazed window to rear and door to side.

## First Floor

### Landing

with textured ceiling and uPVC double glazed window to side.

## Bedroom 1

10'2" x 12'5" (3.10 x 3.79)



with built in cupboard, radiator, coved ceiling and uPVC double glazed window to rear.

## Bedroom 2

11'11" x 11'6" (3.65 x 3.52)



with built in cupboard, radiator, textured and coved ceiling and uPVC double glazed window to front.



### Bedroom 3

8'11" x 8'0" (2.72 x 2.45)



with hatch to roof space, radiator, textured and coved ceiling and uPVC double glazed window to front.

### Shower Room

8'10" x 7'1" (2.70 x 2.16)



with low level flush WC, pedestal wash hand basin, shower enclosure with electric shower, tiled walls, radiator, textured ceiling and uPVC double glazed window to rear.

### Outside



With covered walk way with uPVC double glazed window to front and rear.

WC - 0.986 x 1.75 - with low level flush WC  
Store Room 1

Store Room 2 - 1.91 x 1.86

Lawend garden to front with off road parking, enclosed rear garden with lawned area, gravelled area, flower beds and further store shed to rear of the garden.

### Services

Mains gas, electricity, water and drainage.

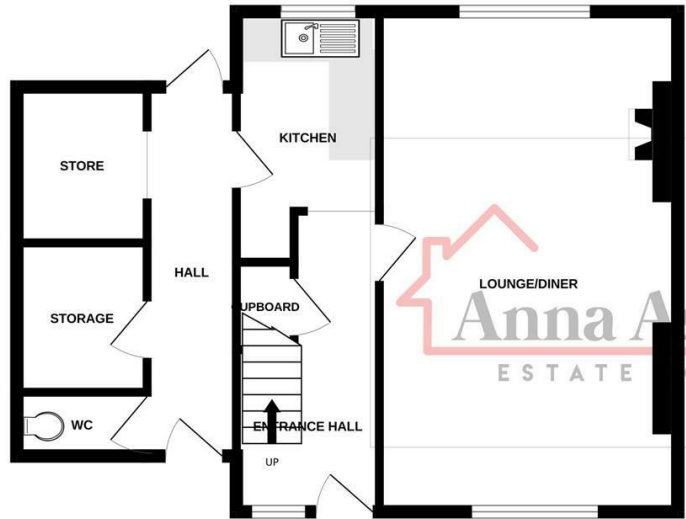
### NOTE

All internal photographs are taken with a wide angle lens.

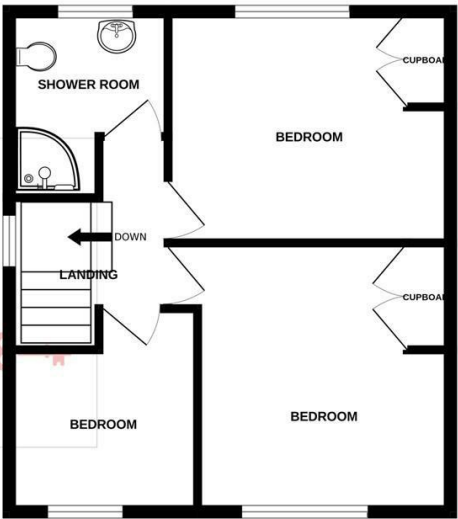
### Directions

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 left hand side, identified by our For Sale board.

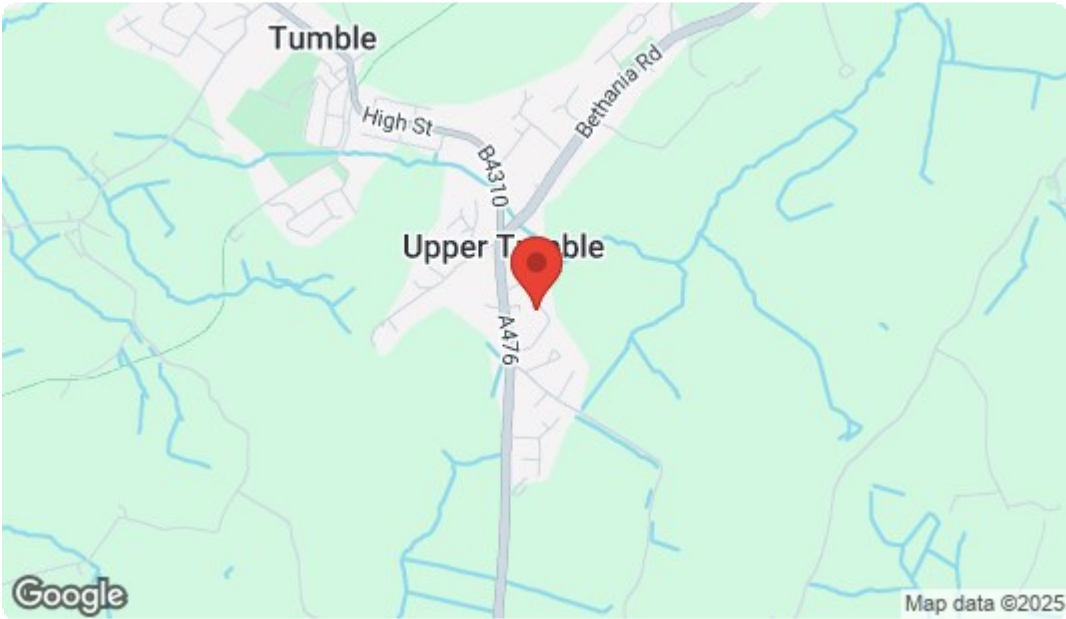
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.