Anna Ashton
ESTATE AGENTS

22 Heol Y Bryn, Upper Tumble, Llanelli, SA14 6DR

Offers in the region of £310,000

Nestled in the area of Upper Tumble, Llanelli, this detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The property features a modern bathroom, ensuring convenience for all residents. An integral garage provides secure parking and additional storage, while the expansive driveway accommodates up to four vehicles, making it perfect for larger families or those with multiple cars.

Outside, the lawned garden and BBQ area perfect for enjoying the fresh air or hosting summer barbecues. Additionally, an outbuilding adds further versatility, whether you envision it as a workshop, studio, or extra storage space plus an outside WC.

Ground Floor

Entrance hall
with stairs to first floor, two radiators, coat hooks, under the stairs cupboard and uPVC double glazed windows to the side

Lounge
21'5" x 9'10" (6.54 x 3.00)

with electric fireplace, two radiators, uPVC double glazed window to front and door to rear

Kitchen/ Diner
21'8" x 8'1" (6.61 x 2.47)

with base an wall units, stainless steel sink unit with mixer taps, 5 ring gas hob, extractor fan over, part tiled walls, part tiled floor, radiator and uPVC double glazed window to front and rear

First Floor

Landing
with hatch to roof space, stainless-glass window to rear and built in cupboard

Bedroom 1
10'10" x 10'5" (inc to 14'9") (3.32 x 3.20 (inc to 4.50))

with radiator, and two uPVC double glazed windows to front

Bedroom 2
10'9" x 10'1" (3.28 x 3.08)

with radiator and uPVC double glazed window to front

Bedroom 3
10'5" x 10'5" (3.20 x 3.20)

with radiator, coved ceiling, uPVC double glazed window to rear

Bathroom
10'2" x 7'10" (3.12 x 2.4)

with low level flush WC, vanity wash hand basin with cupboards under, free standing bath with mixer taps and shower head, walk in shower with mains dual head rain fall shower, tiled floor, tiled walls, extractor fan, heated towel rail and uPVC double glazed frosted window to rear

Outside

with driveway leading to the property with parking for numerous cars, side pedestrian access to double glazed window workshop and outside WC. Paved steps leading up to two lawned areas, mature shrubs and trees and stone built BBQ area

Integral Garage
with up and over door , plumbing for automatic washing machine, wall mounted LPG boiler and double glazed door to rear

Material Information
UTILITES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:LPG mains central heating
Broad Band Speed:Download 180Mbps, Upload 220 Mbps
Mobile coverage: EE 75%, Three 73%, Vodafone 68%, O2 57%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low risk, Flooding from surface water and small watercourse- Very Low risk
Rights and Easements:
Restrictions:

Council Tax
Band C

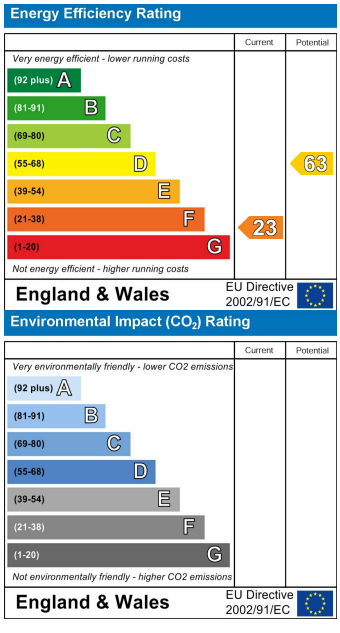
NOTE
All internal photographs are taken with a wide angle lens.

Directions
From the centre of Cross Hands take the A476 towards tumble. Travel up the hill to Upper Tumble then turn right. Follow the road down and the property can be found on your right hand side.

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.
Made with Metropix ©2026



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