



## **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 and 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

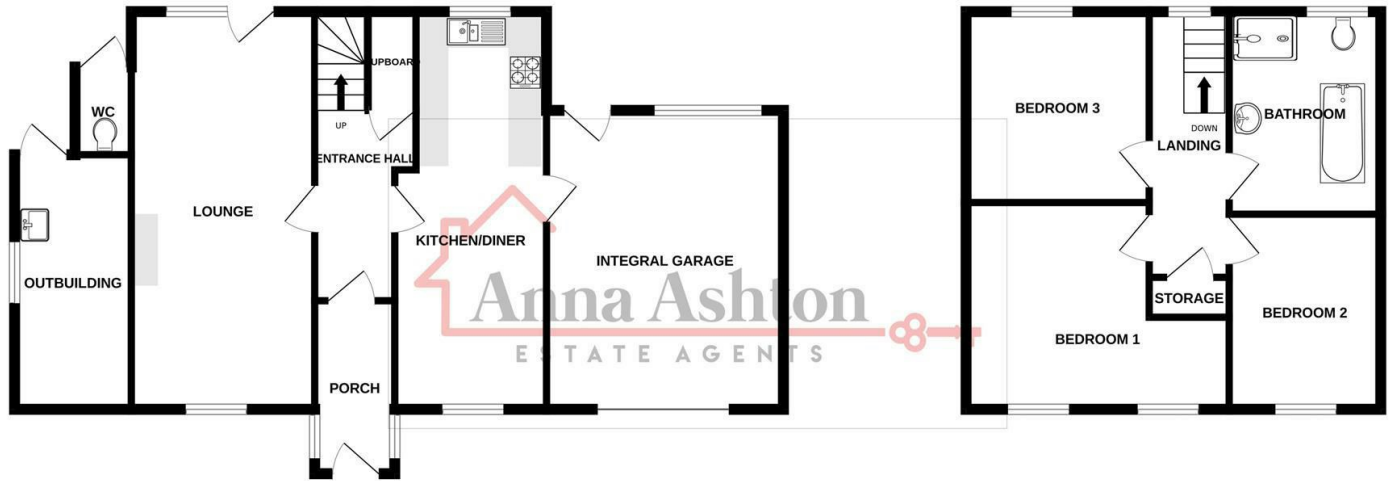
All internal photographs are taken with a wide angle lens.

## Directions

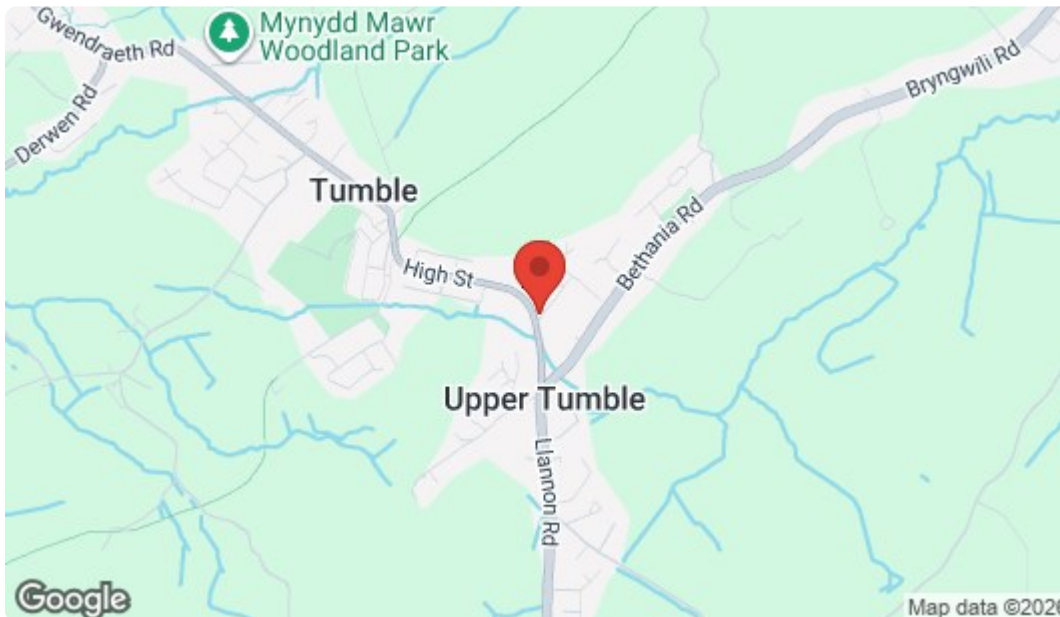
From the centre of Cross Hands take the A476 towards tumble. Travel up the hill to Upper Tumble then turn right. Follow the road down and the property can be found on your right hand side.

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>	23	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please note:

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