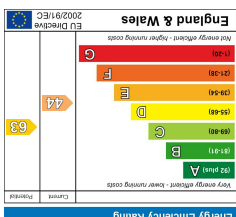


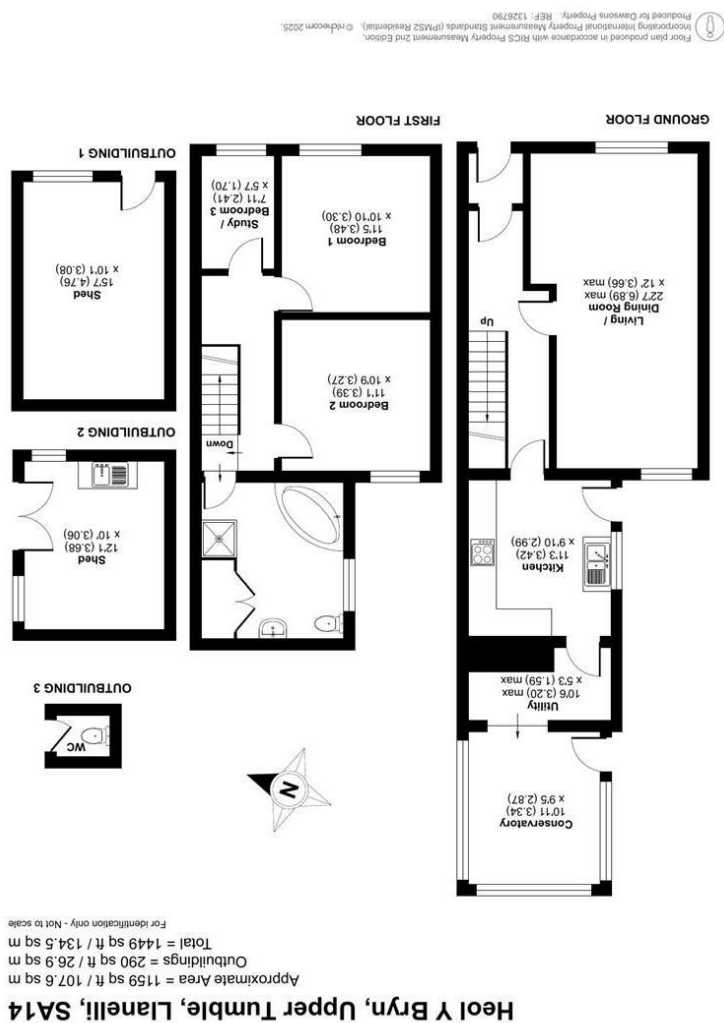
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



9 Heol Y Bryn

Upper Tumble, Llanelli, SA14 6DP

Offers Around £230,000



GENERAL INFORMATION

Looking to make your next move then this delightful semi-detached house on Heol Y Bryn offers a perfect blend of comfort and community. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The inviting lounge, complete with a dining area, provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

The kitchen is functional and practical, catering to all your culinary needs, while the conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the garden. The family bathroom is conveniently located, ensuring ease of access for all.

Outside, the property boasts a gated drive, providing both security and convenience. The surrounding community is vibrant and friendly, with a strong emphasis on local engagement. Residents can enjoy the nearby rugby club, which fosters a sense of camaraderie and offers various activities for all ages. Additionally, the village amenities are within easy reach, ensuring that daily necessities are just a stone's throw away. This semi-detached house on Heol Y Bryn is not just a home; it is a gateway to a fulfilling lifestyle in a supportive community. Whether you are a first-time buyer or looking to settle down in a welcoming area, this property is certainly worth considering.

FULL DESCRIPTION

Entrance

Hallway

Living / Dining Room
22'7 x 12' (6.88m x 3.66m)

Kitchen
11'3 x 9'10 (3.43m x 3.00m)

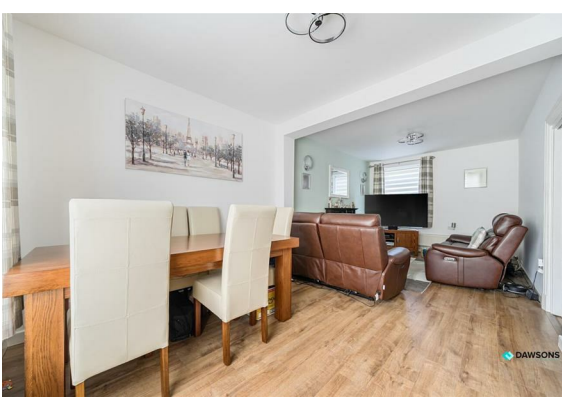
Utility
10'6 x 5'3 (3.20m x 1.60m)

Conservatory
10'11 x 9'5 (3.33m x 2.87m)

First Floor

Landing

Bedroom 1
11'5 x 10'10 (3.48m x 3.30m)



Bedroom 2
11'1 x 10'9 (3.38m x 3.28m)

Bedroom 3
7'11 x 5'7 (2.41m x 1.70m)

Bathroom

External

Parking

Council Tax Band= C

EPC=E

Tenure

Freehold

Services

Heating System - Oil
Mains electricity, sewerage and water
Broadband - You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

