



**Troed Y Bryn**

Upper Tumble, Llanelli, SA14 6BP

**Asking Price Of £105,000**

# Property Features

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- Semi-Detached House
- Three Bedrooms
- Requires Renovation
- Investment Opportunity
- No Chain
- Garden to Front & Rear
- Oil Central Heating
- Viewing By Appointment
- Two Reception Rooms
- Village Location

## Full Description

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### PUBLIC NOTICE

Cymru Estates are now in receipt of an offer for the sum of £ 100,000 for 25 Troed Y Bryn, Upper Tumble, SA 14 6BP.

Anyone wishing to place an offer on this property should contact Cymru Estates, 23a Llandeilo Road, Crosshands, SA14 6NA. 01269 846746 before exchange of contracts.

### ENTRANCE

Via uPVC entrance door into:

### ENTRANCE HALLWAY

Stairs to first floor, radiator, textured and coved ceiling, laminate flooring, smoke alarm.

### SITTING ROOM

9' 11" x 11' 9" (3.02m x 3.58m)

Smooth and coved ceiling, radiator, uPVC single glazed window to rear, laminate flooring.

### LOUNGE

12' 5" x 11' 9" (3.78m x 3.58m)

Textured and coved ceiling, radiator, uPVC single glazed window to rear (boarded up), laminate flooring.

### KITCHEN

9' 0" x 6' 4" (2.74m x 1.93m)

Fitted with a range of base and wall units with worksurface over, stainless steel sink unit, space for cooker, space for fridge freezer, walls tiled over worksurface, textured ceiling, uPVC single glazed window to front, uPVC double glazed door to side with obscure glass, Worcester oil central heating boiler, tiled linoleum flooring.

### FIRST FLOOR





## LANDING

Textured and coved ceiling, uPVC single glazed window to side, hatch to attic space, radiator, smoke alarm.

## BEDROOM 1

11' 6" x 11' 7" (3.51m x 3.53m)

Smooth and coved ceiling, radiator, uPVC single glazed window to rear, built in storage cupboard.

## BEDROOM 2

12' 5" x 10' 5" (3.78m x 3.18m)

Smooth ceiling, radiator, uPVC single glazed window to rear, built in storage cupboard.

## BEDROOM 3

7' 10" x 8' 11" (2.39m x 2.72m)

Textured and coved ceiling, radiator, uPVC single glazed window to front, built in storage cupboard.

## BATHROOM

6' 7" x 6' 7" (2.01m x 2.01m)

Fitted with a three piece suite comprising of low level W.C., wall mounted wash hand basin and paneled bath, fully tiled walls, radiator, tongue and groove paneling to ceiling, linoleum flooring, uPVC single glazed window to side with obscure glass.

## EXTERNAL

Front garden laid to lawn, side access to rear garden laid to lawn, concrete patio area, oil tank, outbuilding with 3 storage sheds and plumbing for washing machine.

## DISCLAIMER

### GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

### IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property







such as condition, views, gardens etc particularly if travelling distances to view.

**DRAFT**

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements