



Bethania Road

Upper Tumble, Llanelli SA14 6DT

- Semi-Detached Property
- Modern Open Plan Living
- Parking for two vehicles
 - EPC; D
- Close to A48/M4
- Three Bedroom
- Two Bathrooms
- Close to local Amenities
- Oil Central Heating
- Viewing by Appointment

Asking Price £235,000 Freehold





Location

Description

Situated on Bethania Road in the area of Upper Tumble, Llanelli, this delightful semi-detached house offers a perfect blend of modern living and spacious comfort. With three bedrooms, this property is ideal for families or those seeking extra space.

The open-plan living area is a standout feature, creating a warm and welcoming atmosphere that flows seamlessly into the modern kitchen. This design not only enhances the sense of space but also allows for easy interaction with family and guests.

The property boasts two contemporary bathrooms, ensuring convenience for all occupants.

Outside, the large garden presents a wonderful opportunity for outdoor enjoyment, perfect for children to play or for hosting summer gatherings.

The garage offers additional storage options. This home is ideally situated, providing easy access to local amenities and transport links, making it a fantastic choice for those looking to settle in a friendly community. With its modern features and spacious layout, this property is not to be missed. EPC D

Entrance Hallway

Via UPVC double glazed door, uPVC double glazed window to the front with obscure glass, laminate flooring, radiator, under stairs storage cupboard, smooth ceiling with fitted light and smoke alarm, doors leading to the lounge and open plan area.

Lounge

11'0" x 9'7" approx
UPVC double glazed window to the front, laminate flooring, radiator.

Open Plan Lounge/Diner Area

17'4 x 10'6 approx
uPVC double glazed window to the side with obscured glass, laminate flooring, radiator, storage cupboard, door leading to the downstairs bathroom.

Open Plan - Kitchen Area

12'2" x 10'5" approx

With a range of brand new modern wall and base units with complimentary worksurface over, sink and drainer unit with hot and cold mixer tap over, induction hob with extractor hood over, integrated oven, integrated under worktop fridge and freezer, integrated dishwasher, radiator, laminate flooring, smoke alarm, skylight, breakfast bar area, uPVC double glazed window to the rear, uPVC double glazed door to the rear, storage cupboard housing floor standing oil central heating boiler and plumbing for a washing machine.

Downstairs Bathroom

10'5 x 6'

Featuring a panelled bath with shower over, wall tiles over bath, vanity sink unit, low level flush W.C., floor tiles, extractor fan, uPVC double glazed window to the rear with obscured glass, heated towel rail.

Landing

uPVC double glazing window with side, hatch to loft space

Bedroom One

11'1 x 10'5 approx

uPVC double glazed window to the front, radiator.

Bedroom Two

9' x 10' approx

uPVC double glazed window to the rear, radiator.

Bedroom Three

7'5 x 6'7 approx

uPVC double glazed window to the rear, radiator.

Shower Room

5'8 x 5'8 approx

Three piece suite comprising of enclosed shower, low level W.C., vanity sink unit, extractor, uPVC double glazed window to the front with obscured glass, partly tiled walls, heated towel rail.

External

Parking to the front, access to the side leading to garage and

Rear garden mainly laid to lawn, patio area and ornamental chippings. Oil Tank.

Garage

15'7 x 9' approx

Up and Over Door

Disclaimer

GENERAL INFORMATION: Viewings are strictly



by appointment through Cymru Estates.

SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries,

condition, views, gardens, or outdoor space should be independently verified by the purchaser. Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and appearances may differ from those shown.

FIXTURES & FITTINGS: Items shown or mentioned within these particulars, including fixtures, fittings, appliances, and furnishings, are not necessarily included in the sale and should be confirmed separately by prospective purchasers.

LEGAL INFORMATION: Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and



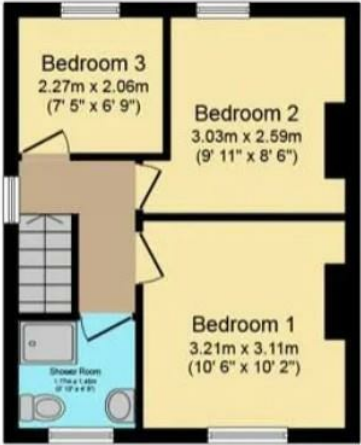
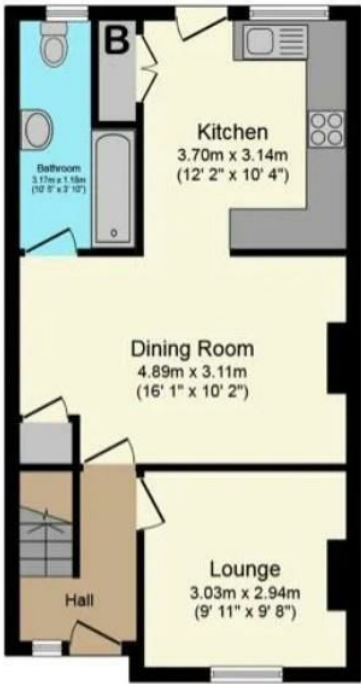
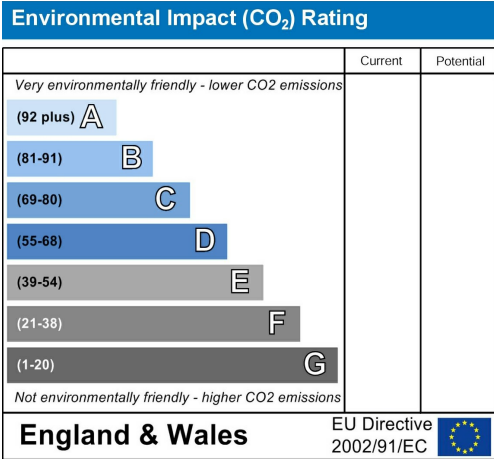
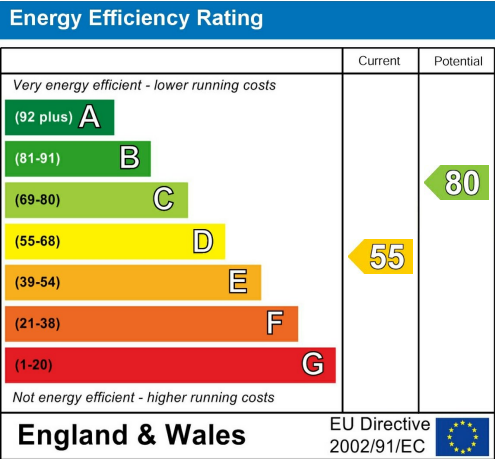




building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.



Local Authority Carmarthenshire
Council Tax Band C
EPC Rating D



Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
crosshands@cymruestates.com
www.cymruestates.com

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