



## Bethania Road

Upper Tumble, Llanelli SA14 6ED

- New Build Detached Property
  - Three Reception Rooms
- Under Floor Heating to Ground Floor
  - Garage & Off Road Parking
- Heat source pump & Solar panels
- Four Bedrooms
- Family Bathroom & En-Suites
  - 10-year structural warranty
- Open Countryside views to rear of Property
  - Triple Glazed

**Asking Price £385,000 Freehold**





## Location

## Description

Welcome to this stunning New Build Detached Property on Bethania Road in the village of Upper Tumble which gives easy access to the M4/j49. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household to enjoy.

Situated in a prime location with open countryside views to the rear, this new build property offers modern amenities and a fresh, contemporary design. The property features a generous amount of space, allowing for comfortable living and privacy for all residents.

One of the standout features of this property is the parking space available leading to a Garage, ensuring that you and your guests will never have to worry about finding parking on the street. Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and elegance that this property has to offer.

## Entrance Hallway

16'9" x 15'8" approx  
T Shaped Hallway

## Reception One

16'01" x 11'07" approx

## Reception Two

13'41" x 13'17" approx

## Reception Three / Office

6'3" no 6'3" approx

## W.C. Cloakroom

6'7" x 3'6" approx

## Kitchen Breakfast Room

17'16" x 9'71" approx

## Utility

9'85" x 5'91" approx

## Landing

14'78" x 6'73" approx



### **Master Bedroom**

13'4" x 9'9" approx

### **En-Suite**

8'4" x 4'3" approx

### **Bedroom Two**

10'77" x 10'42" approx

### **Bedroom Three**

12'66" x 8'62" approx

### **Bedroom Four**

9'69" x 8'45" approx

### **Family Bathroom**

8'28" x 6'88" approx

### **Garage**

19'69" x 9'85" approx

### **External**

Lawned Area, Patio Area, Off Road Parking. Open Countryside Viewing To The Rear

### **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**

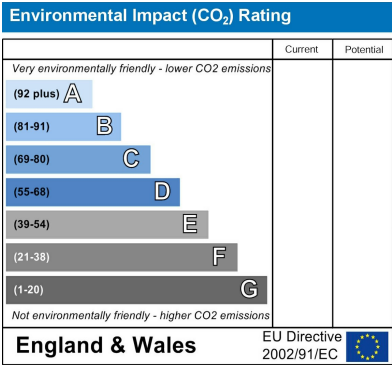
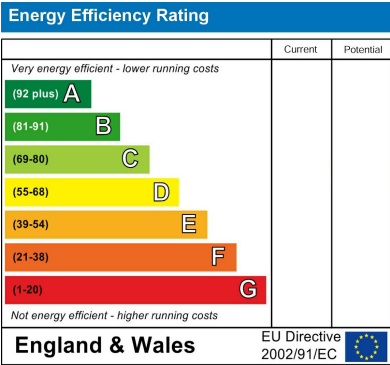
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, 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.



Local Authority  
Council Tax Band  
EPC Rating



Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,  
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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.