



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
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**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Cymru Estates Sales Office

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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.