



Llys Bethesda

Tumble, Llanelli SA14 6HJ

- Detached Property
- Family Bathroom & Two En-Suite's
- Garage With Off Road Parking
- Oil Central Heating
- Village Location
- Four Double Bedrooms
- Two Reception Rooms
- Open Plan Aspect To Living Area
- EPC:D
- Featured Property

Offers Over £300,000 Freehold





Location

Description

Located in the village of Tumble, this modern detached house offers a perfect blend of comfort and convenience. With four spacious double bedrooms, including two with en-suite shower rooms, this property is ideal for families seeking ample living space. The well-appointed family bathroom ensures that everyone has their own space to unwind.

The house boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these rooms cater to all your needs.

Parking is a breeze with space for up to two vehicles, complemented by a garage that offers additional off-road parking. This feature is particularly advantageous for families or those with multiple vehicles.

Situated just a short distance from the M4 J4, the property enjoys excellent transport links, making it easy to commute to nearby towns and

providing a sense of community while still being close to essential amenities.

In summary, this modern detached house in Llys Bethesda is a fantastic opportunity for those looking for a spacious family home in a convenient location. With its generous bedrooms, multiple bathrooms, and ample parking, it is sure to meet the needs of any growing family. Don't miss the chance to make this delightful property your new home. EPC:D

Entrance Porch

Access via uPVC double glazed door in to porch, laminate flooring.

Cloakroom

4'1" x 3'6" approx

Fitted with a matching two piece suite, comprises W.C. and wall mounted corner sink. Radiator, uPVC obscure double glazed window facing front.

Lounge Area

12'9" x 12'3" approx

uPVC double glazed window facing front, radiator, laminate flooring, doors into Sitting Room and Inner Hallway.

Reception Room One

16'8" (into bay) x 9'6" approx

uPVC double glazed bay window facing front, radiator.

Dining Room Area

12'3" x 8'10" approx

uPVC double glazed window facing rear, and uPVC double glazed French doors leading to rear garden, radiators.

Kitchen Area

10'6" x 9'10" approx

Fitted with matching base and wall units with workspace over, stainless steel sink with instant hot water tap, integrated dishwasher and Fridge/Freezer. Built in electric hob with extractor hood over, built in Electric double oven. uPVC double glazed window facing rear.

Inner Hallway

Staircase to first floor, understairs storage cupboard housing Worcester Oil boiler.

Landing First Floor

stairs to second floor, Airing Cupboard.

Bedroom Two

13'1" x 9'10" approx

Radiator, uPVC double glazed window to the rear, door into ensuite.

En-Suite

Fitted with a three piece suite, comprising of WC, wash hand basin set in vanity shower cubicle with shower fitted, radiator, spotlights, extractor fan, uPVC obscure double glazed window to the side.

Bedroom Three

14'10" x 13'3" approx

Radiator, partially sloped ceiling, PVC double glazed window facing front.

Bedroom Four

12'9" x 7'9" approx

Radiator, uPVC double glazed window to the front.



Family Bathroom

10'7" x 6'6" approx

Fitted with a three piece suite, comprising of: WC, wash hand basin set in vanity unit, Jacuzzi bath, freestanding shower cubicle with shower fitted and tiled enclosure, radiator, fully tiled walls, tiled, extractor fan, recessed spotlights, uPVC obscure double glazed window to the rear.

Second Floor Landing

Bedroom One

16'1" x 14'7" approx

Radiator, ceiling with partially slopes, Velux style window facing rear of property, door to en-suite.

En-Suite

Fitted with a matching three piece suite, comprising of: WC, pedestal wash hand basin, shower cubicle with electric shower, radiator, two recessed spotlights, extractor fan, Velux style window to the rear, partially sloped ceiling.

Linked Single Garage

17'10" x 8'1" approx

Up-and-over garage door, power and lights,

plumbing for washing machine and space for tumble dryer with workspace over, uPVC door to side.

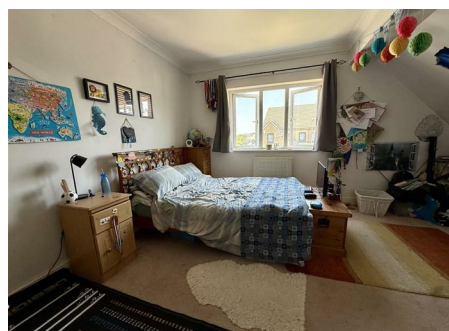
External

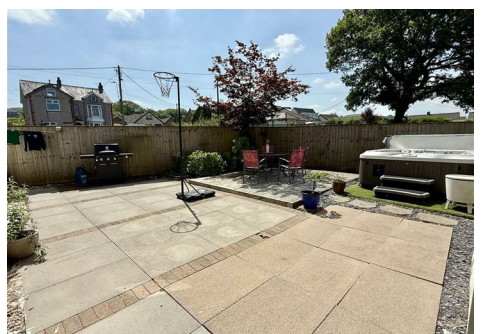
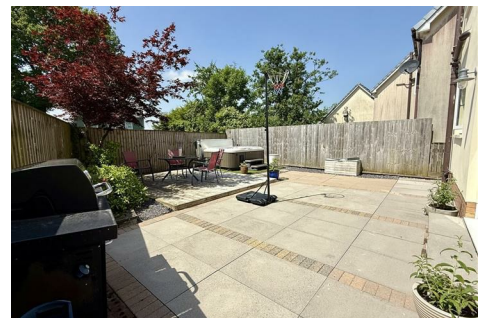
Enclosed frontage consisting of: Block-paved forecourt with off-road parking, small area of lawn with mature shrub borders, external lightning, pedestrian gated access to each side of the property leading to rear garden with patio area, Oil tank.

Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.
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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.

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PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes 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 measurements 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 arranged separately by prospective purchasers.

ADDITIONAL INFORMATION: Information relating to title, boundaries, rights of way, easements, 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 D
 EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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