



## **Llys Bethesda** , Tumble SA14 6HJ

- Semi Detached Property
- Family Bathroom, Cloakroom & Two En-Suites
- Off Road Parking with Single Garage
- Freehold
- Viewing By Appointment Only
- Four Bedrooms
- Oil Central Heating
- Cul-De-Sac Location
- EPC: C
- Village Location

**£239,950 Freehold**







## Location

### Description

Cymru Estates are pleased to offer for sale an Immaculately presented spacious four double bedroom property, which has been tastefully decorated throughout. Situated in a quiet cul de sac location in the village of Tumble. Conveniently located road links to Cross Hands, Carmarthen and Llanelli and is only a few minutes drive to Junction 48 of the M4 motorway. The property briefly comprises of entrance hall, cloakroom, open plan lounge, dining room and a modern kitchen to ground floor. To the first floor you will find three bedrooms with ensuite to master and family bathroom a further double bedroom to second floor with ensuite shower room. The property further benefits from driveway and garage, enclosed low maintenance rear garden, uPVC double glazing and oil central heating. Viewing highly recommended to appreciate size and condition. EPC:C Freehold.

### Entrance Hallway

Access via uPVC double glazed entrance door, radiator, stairs to first floor.

### Cloakroom

Fitted with a two piece suite comprising of wall mounted wash basin, low level W.C, radiator, uPVC double glazed window to side with obscure glass.

### Lounge L-Shaped

21'3" x 17'5" x 9'5" approx

Two uPVC double glazed windows to front and side, radiator.

### Kitchen

17'4" x 10'3" approx

Fitted with matching base and wall units with complimentary work surface over, electric four ring hob with extractor hood over, electric oven, space for fridge freezer, plumbing for washing machine, stainless steel sink unit with mixer tap, uPVC double glazed window to rear.



### Dining Area

10'3" x 8'4" approx  
uPVC double glazed French doors to rear garden, radiator.

### Landing

uPVC double glazed window to side, stairs to second floor, airing cupboard with radiator and shelving.

### Bedroom One

10'10 x 14'3 approx  
uPVC double glazed window to front, radiator.

### En-Suite

8'4" x 2'9" approx  
Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin, shower enclosure, partly tiled walls, extractor fan, radiator.

### Bedroom Two

9'7 x 11'4 approx  
uPVC double glazed window to rear, radiator.

### Bedroom Three

8'5 x 8'0 approx  
uPVC double glazed window to front, radiator.

### Family Bathroom

7'8 x 5'8 approx  
Fitted with a three piece suite comprising of low level W.C., paneled bath, pedestal wash hand basin, extractor fan, wall mounted towel heater, partly tiled walls, uPVC double glazed window to rear with obscure glass.

### Second Floor

#### Bedroom Four L-shaped

15'5" x 13'10" x 8'4" approx  
uPVC double glazed velum window to rear, radiator, eaves storage.

### En-Suite

Fitted with a three piece suite comprising of vanity wash hand basin, low level W.C., shower enclosure, partly tiled walls, extractor fan.

### External

Front: Shared driveway with off road parking leading to Garage. gated side access.

Rear: Patio area, steps leading to a further paved area with attractive graveled stones.

### Garage

Electric and lighting, roller door.

### Disclaimer





## GENERAL INFORMATION

**VIEWING:** By appointment with Cymru Estates.

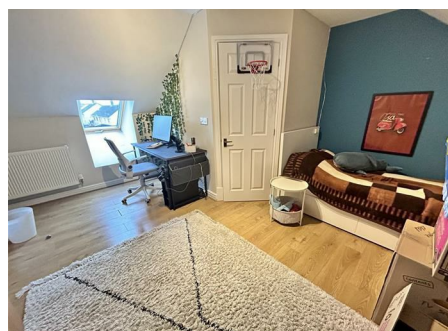
**SERVICES:** Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

**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.

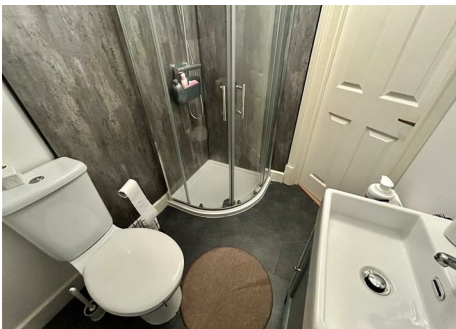
**DRAFT:** These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.









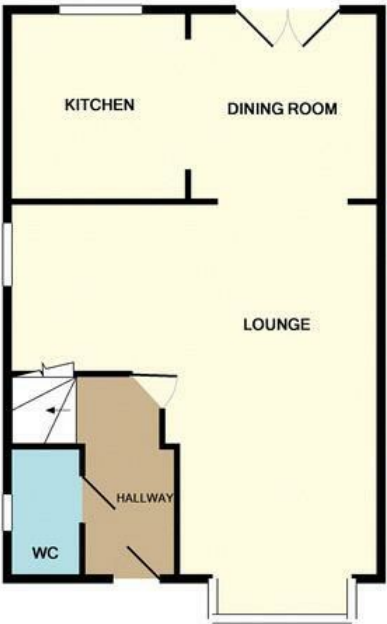




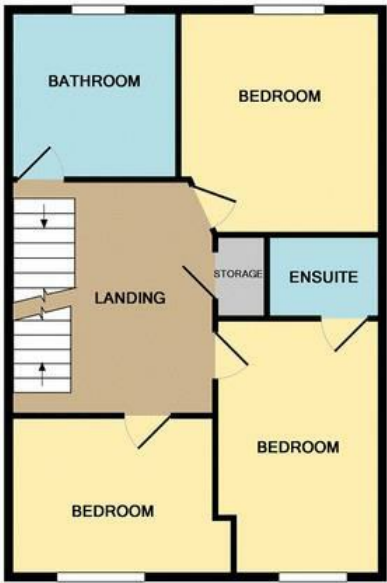


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC	

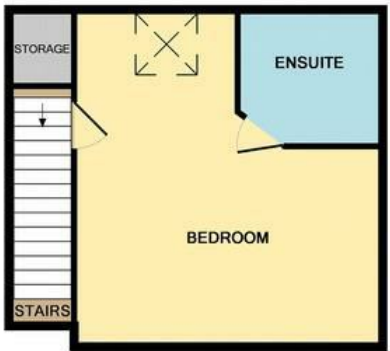
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	1	1
England & Wales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



GROUND FLOOR  
APPROX. FLOOR  
AREA 57.7 SQ.M.  
(621 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 56.1 SQ.M.  
(603 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 33.0 SQ.M.  
(355 SQ.FT.)

TOTAL APPROX. FLOOR AREA 146.7 SQ.M. (1579 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.