



## **Bethesda Road**

Tumble, Llanelli SA14 6LG

- Detached Doma Bungalow
- Three Reception Rooms
- Driveway With Off Road Parking
- EPC: D
- Village Location With All Local Amenities
- Four Bedrooms
- CHAIN FREE
- Integral Garage
- Freehold
- Oil Central Heating

**Asking Price £289,950 Freehold**







## Location

## Description

Nestled on Bethesda Road in the charming village of Tumble, Llanelli, this delightful dormer-detached property offers a perfect blend of comfort and convenience. With four spacious bedrooms, this home is ideal for families or those seeking extra space. The property boasts three well-appointed reception rooms, providing ample room for relaxation, entertaining, or even a home office.

The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The property is set within its own grounds, offering a sense of privacy and tranquillity, while the off-road parking area accommodates up to four vehicles, making it easy for family and guests to visit.

The oil central heating system ensures warmth and comfort throughout the colder months, allowing you to enjoy the cosy atmosphere of this lovely home. Located in a village setting, residents will benefit from easy access to all local amenities, including shops, schools, and recreational facilities, making everyday life convenient and enjoyable.

This property presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the spaciousness and comfort of a well-designed home. Don't miss the chance to make this charming residence your own. EPC: D.

## Entrance Hallway

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

## Lounge

23'7" x 12'8" approx  
uPVC double glazed window facing front, feature brick wall with electric fireplace, radiator, double doors to conservatory.



### Conservatory

uPVC double glazed windows facing rear garden and door to rear garden.

### Reception Two

11'8" x 9'8" approx  
uPVC double glazed window facing front, radiator.

### Cloakroom

6'3" x 2'5" approx  
Fitted with a two piece suite comprising of low level W.C., and wall mounted sink. Feature window facing front, radiator.

### Downstairs Bedroom (Currently dining room)

11'4" x 10'0" approx  
uPVC double glazed window facing rear, radiator.

### Kitchen

13'5" x 11'7" approx  
Fitted with matching base and wall units and breakfast bar with worksurface over, electric oven and hob with extractor hood over, sink with mixer tap and draining board.

### Utility Room

Fitted with base and walls over with worksurface over, stainless steel sink with mixer tap and drainer, plumbing for washing machine and space for fridge/ freezer, shower cubicle and radiator.  
uPVC double glazed window facing side, access to integral garage.

### Rear Hallway

uPVC double glazed door to rear garden.

### Pantry/ Boot Room

Space for fridge/ freezer and tumble dryer, shelving, radiator, uPVC double glazed window facing rear.

### Bedroom One

14'0" x 12'7" approx  
Fitted wardrobes, bedside tables and vanity unit.  
uPVC double glazed window facing rear, radiator.

### Bedroom Two

14'1" x 11'8" approx  
Fitted wardrobes, uPVC double glazed window facing rear, radiator.

### Bedroom Three

10'10" x 6'4" approx  
Fitted wardrobe and storage cupboard, uPVC double glazed window facing front, radiator.





### Family Bathroom

8'4" x 4'9" approx

Fitted with a matching four piece suite comprising of shower, paneled bath, pedestal wash hand basin and low level W.C., uPVC double glazed window facing rear, radiator.

### External

Front: Tarmaced driveway with off road parking, patio area and access to rear garden, cold water tap.

Rear: Lawn area and patio area, shed and cold water tap.

### Integral Garage

Power and lighting, up & over door, oil tank and boiler, cold water tap.

### 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.







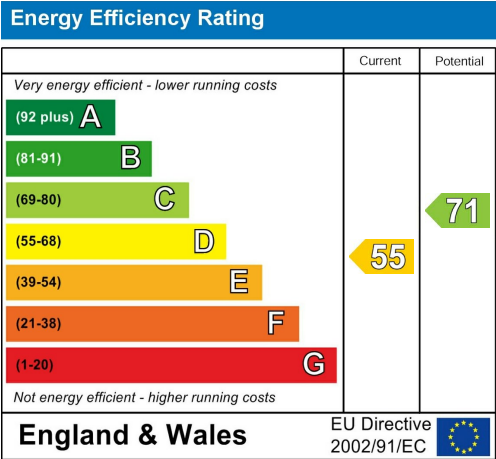








Local Authority Carmarthenshire  
 Council Tax Band E  
 EPC Rating D



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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.