



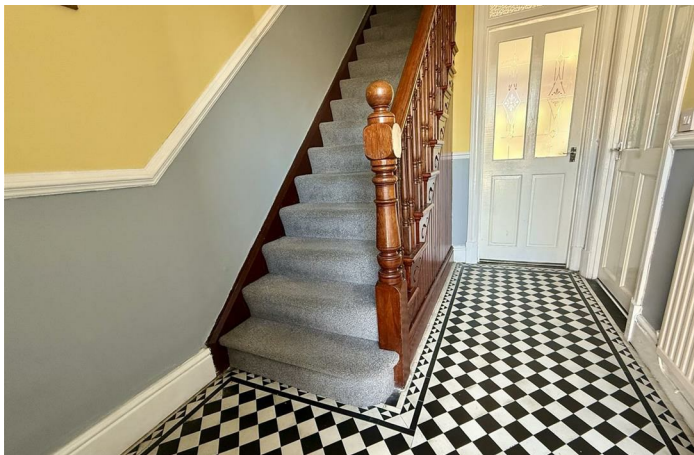
Bethesda Road

Tumble, Llanelli SA14 6LL

- Semi Detached Property
- Kitchen. Lounge & Dining Room
 - Off Road Parking
 - Village Location
 - Freehold
- Three Double Bedrooms & Box Room
- Rear Garden with Patio and Lawn Areas
 - Oil Central Heating
 - EPC: E, Council Tax D
 - Viewing By Appointment Only

Asking Price £229,950 Freehold





Location

Description

Nestled on Bethesda Road in the charming village of Tumble, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family.

The house boasts a well-appointed bathroom, catering to all your daily needs. One of the standout features of this property is the large rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. The garden is a perfect canvas for those with a green thumb or for families looking to create a safe play area for children.

Off-road parking is an added convenience, allowing you to park your vehicle securely without the hassle of street parking. The location is particularly advantageous, with easy access to the M4 junction 49, making commuting to nearby towns and cities a breeze. Additionally, the village setting provides a sense of community, with local amenities just a stone's throw away, ensuring that you have everything you need within reach.

This property is a fantastic opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious rooms, large garden, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home. EPC:E

Entrance Hallway

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

Kitchen

15'2" x 10'11" approx

Fitted with a range of matching base and wall units with work surface over, one and half bowl sink unit with monobloc tap, five ring electric hob with extractor over, built in double oven, plumbing for washing machine, integrated dishwasher, space for fridge/ freezer. radiator, and uPVC triple glazed window to front and uPVC double glazed window and door (obscure glass) to rear.

Dining Room

17'3" x 10'11" approx

uPVC triple glazed bay window facing front, two radiators.

Lounge

18'9" x 12'11" approx

uPVC triple glazed French doors to rear, feature fireplace, two radiators, under stairs storage cupboard.

Landing

Hatch to attic space.

Bedroom One

15'3" x 11'1" approx

uPVC triple glazed window facing front and rear, built in storage cupboard, radiator.

Bedroom Two

12'4" x 12'3" approx

uPVC triple glazed window facing rear, radiator.

Bedroom Three

12'4" x 11'7" approx

uPVC double glazed bay window facing front, radiator.

Box Room/ Home Office

6'1" x 4'7" approx

uPVC double glazed window facing front, radiator.

Family Bathroom

8'4" x 6'0" approx

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin, panelled bath with shower over, heated towel rail, and uPVC double glazed window facing rear.



External

Front: Tarmac drive with off road parking, gated side access.

Rear: Tiered patio area and lawn area.

Brick built shed and large shed (power and lighting)

Fitted with a low level W.C., and wash hand basin.

uPVC double glazed window and door to side.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

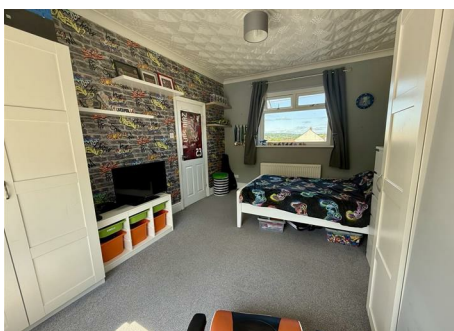
SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

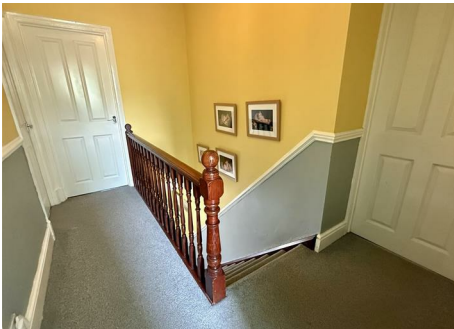
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All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

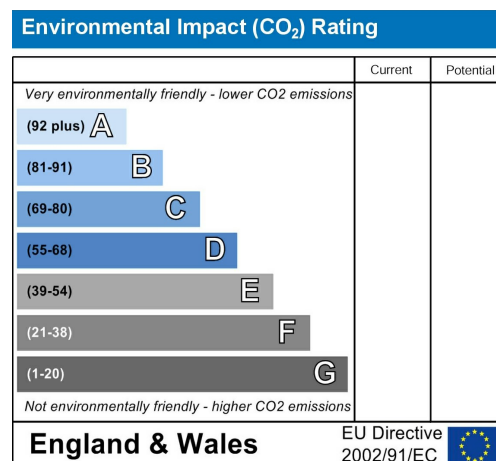
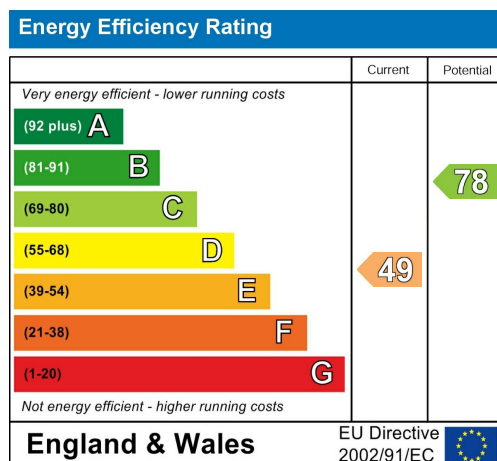








Local Authority Carmarthenshire
Council Tax Band D
EPC Rating E



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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.