

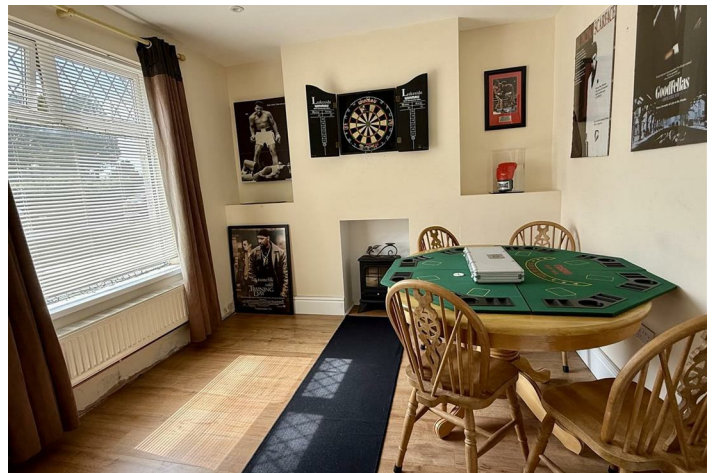


Bethania Road

Upper Tumble, Llanelli SA14 6DT

- Semi Detached Property
- Two Reception Rooms
- Enclosed Rear Garden
- Village Location With Local Amenities
- EPC: E
- Two Double Bedrooms
- Oil Central Heating
- Off Road Parking
- Freehold
- Viewing By Appointment Only

Offers Over £169,950 Freehold





Location

Description

Located in the village of Upper Tumble, this semi-detached house on Bethania Road offers a perfect blend of comfort and convenience. With two double bedrooms, this property is ideal for families or those seeking extra space. The home features two welcoming reception rooms, providing a warm and inviting atmosphere for relaxation and entertaining. The well-designed layout maximises space and functionality, making it a practical choice for everyday living.

Additionally off road parking is available, adding to the convenience of this lovely home. Situated just a short drive from M4 junction 49, this location offers excellent transport links, making it easy to commute to nearby towns and cities. The village setting provides a peaceful environment, perfect for those who appreciate a quieter lifestyle while still being within reach of urban amenities.

This semi-detached house on Bethania Road is a wonderful opportunity for anyone looking to settle in a friendly community with easy access to the surrounding areas. With its appealing features and prime location, this property is not to be missed. EPC: E.

Porch

6'4" x 5'1" approx

Polycarbonate roof and uPVC double glazed windows to front and sides. Georgian style door to entrance hallway.

Entrance Hallway

Staircase to first floor, radiator.

Dining Room

10'23" x 9'91" approx

Radiator and uPVC double glazed window to front.

Lounge

13'10" x 11'35" approx

Multi-fuel burner with feature surround, radiator and understairs storage cupboard.

Kitchen

17'24" x 7'67" approx

Fitted with matching base and wall units with worksurface over, stainless steel sink, electric oven and gas hob with extractor hood over, plumbing for washing machine and dishwasher, space for fridge/ freezer. uPVC double glazed window to rear and door to rear garden, radiator.

Landing

Hatch to loftspace, uPVC double glazed window to side.

Bedroom One

14'5" x 10'7" approx

Two uPVC double glazed windows to front, radiator.

Bedroom Two

10'0" x 8'9" approx

uPVC double glazed window to rear, radiator, airing cupboard.

Family Bathroom

7'4" x 6'9" approx

Fitted with a three piece suite comprising of low level W.C., vanity wash hand basin and panelled bath with shower over and glass screen. Extractor fan, heated towel rail and uPVC double glazed window to rear with obscure glass.

External

Front: Off road parking, gated side access.

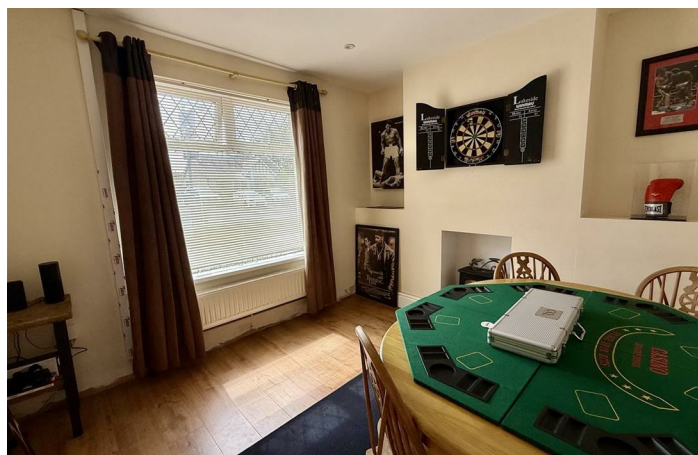
Rear: Lawn and patio area, pond and decking area.

Disclaimer

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IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information



provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

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LEGAL INFORMATION: Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.

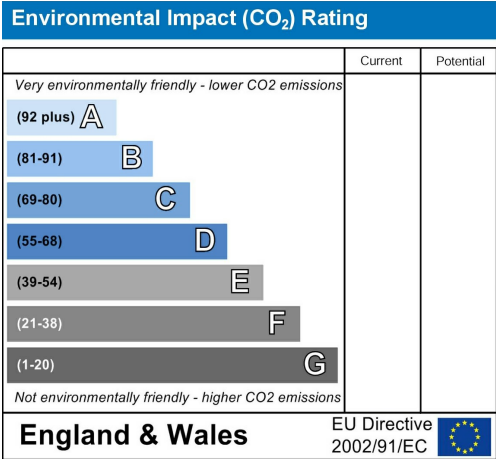
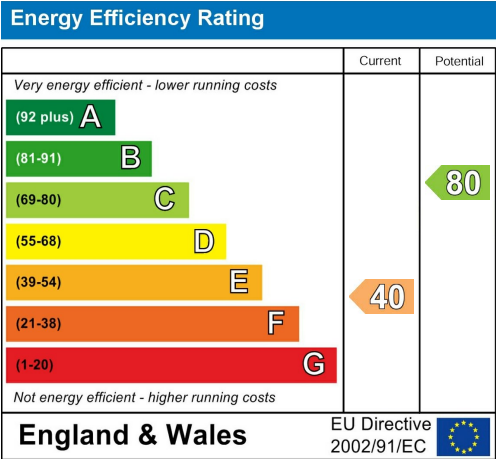








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating E



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