



## 131 Bethania Road

Upper Tumble, Llanelli, SA14 6ED

Offers in the region of £239,995

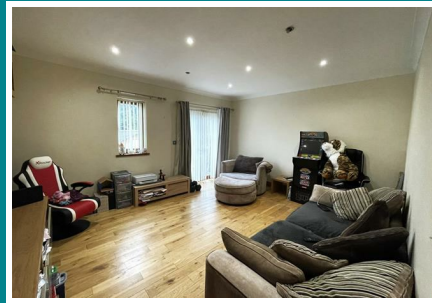




# 131 Bethania Road

Upper Tumble, Llanelli, SA14 6ED

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### Entrance Hallway

Entrance via a uPVC double glazed door with patterned glass, floor tiles, smooth covered ceiling with fitted down lighters, 1 x smoke alarm, Arch leading to the open plan area, door leading to Bedroom 1 and Staircase leading to the 1st floor.

### Open Plan - Dining Room Aspect

8'8" x 9'8" (2.65m x 2.95m)

Dining room Aspect, Floor tiles, uPVC double glazed window to the front with fitted vertical blinds, smooth covered ceiling with fitted down lighters, Arch leading to the kitchen.

### Open Plan - Kitchen Aspect

11'8" x 8'5" (3.56m x 2.58m)

With A range of modern wall and base units with complimentary work surface over, 1 and a 1/2 bowl sink and drainer unit with hot and cold mixer tap over, Integrated dishwasher, Integrated cooker, Ceramic hob, Extractor hood over, Wall tiles, Porcelain tiles, uPVC double glazed windows facing to the side, Smooth covered ceiling with fitted down lighters, door leading to the utility room.

### Utility Room

8'2" x 6'1" (2.50m x 1.87m)

Entrance via a uPVC double glazed door with patterned glass, a minimum range of modern wall and base units with complimentary work surface over, Plumbing made

ready for a washing machine, Porcelain tiles, Worcester boiler, Smooth covered ceiling with fitted down lighters, Wall tiles, uPVC double glazed window to the rear.

### Lounge

12'11" x 15'3" (3.95m x 4.67m)

uPVC double glazed patio doors leading to decking/balcony area, wooden flooring, uPVC double glazed windows to the rear, smooth covered ceiling with fitted down lighters.

### Bedroom 1

10'8" x 8'9" (3.27m x 2.68m)

Floor tiles, uPVC double glazed window to the front with fitted vertical blinds, Smooth covered ceiling with fitted down lighters, Arch leading to the en suite.

### En-Suite

8'1" x 3'3" (2.48m x 1.01m)

Enclosed shower, Floor tiles, Low level flush cistern, enclosed shower, Heated towel rail, Wall tiles, uPVC double glazed window to the side with obscured

### Staircase and Landing

Wooden staircase, Landing-Laid carpet, doors leading to bedrooms 1-2 and family bathroom, smooth ceiling with fitted down lighters, eaves storage, uPVC double glazed window with attractive patterned glass to the front.

## Bedroom 2

21'9" x 8'9" (6.64m x 2.67m)

Laid carpet, 2 x radiators, 2 x uPVC double glazed windows to the front and to the rear with fitted vertical blinds,, smooth coved ceiling with fitted down lighters.

## Bedroom 3

10'0" x 8'6" (3.05m x 2.60m )

Laid carpet, 1x radiator, uPVC double glazed window to the front with fitted vertical blinds.

## Family Bathroom

12'5" x 8'6" (3.80m x 2.60m)

Featuring a Jacuzzi bath, low level flush cistern, pedestal wash hand basin, floor and wall tiles, smooth coved ceiling with fitted down lighters, uPVC double glazed window to the rear with fitted vertical blinds, heated towel rail.

## Externally

Externally and to the front of the property there is off road parking for several vehicles, the side access leads to the rear garden, featuring a raised balcony/decking area, additional decking area and vacant area. There is also a detached garage to the rear of the property. The rear garden enjoys many hours of sunshine to the occupiers and is perfect for those who prefer a tranquil setting and/or those with families. There are many nature walks within walking distance of this property.

## Garage

22'3" x 12'6" (6.80m x 3.82m)

Electric door, uPVC door with obscured glass, uPVC double glazed window, Light and electric supply

## Disclaimer

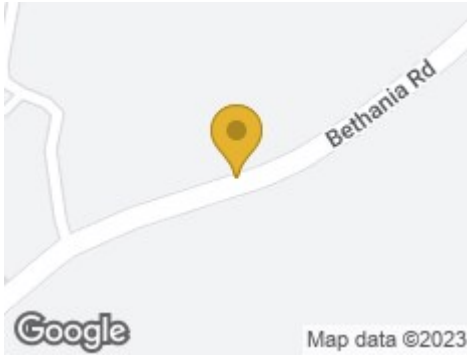
Disclaimer general information:

Services: Mains electricity, gas, water and sewerage services. have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



## Road Map



## Hybrid Map

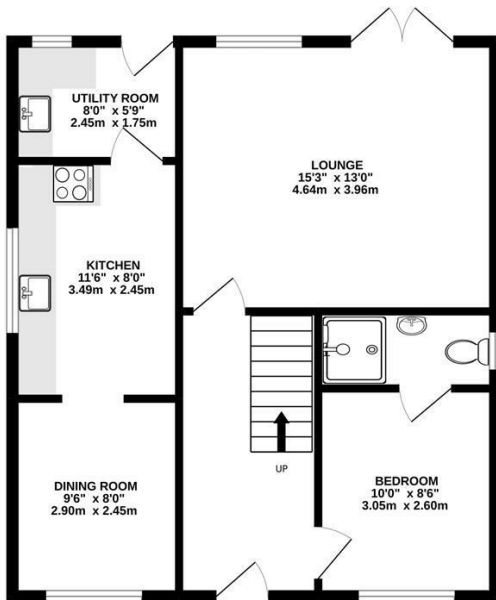


## Terrain Map

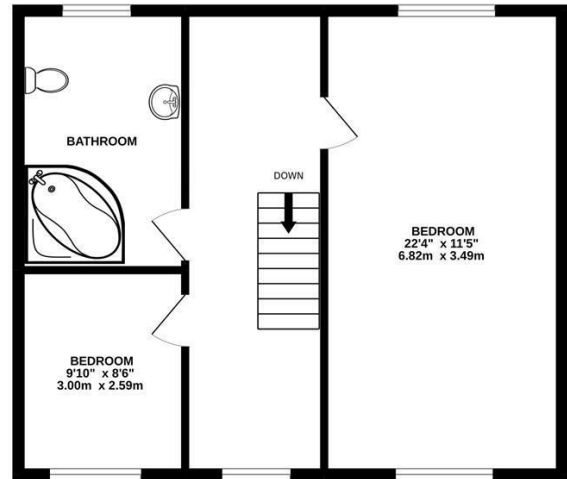


## Floor Plan

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 sq.m.) approx.

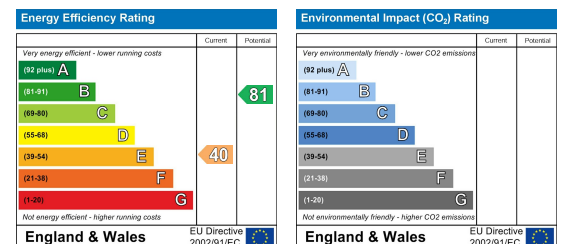
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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