



63 Bethesda Road

Tumble, Llanelli, SA14 6LL

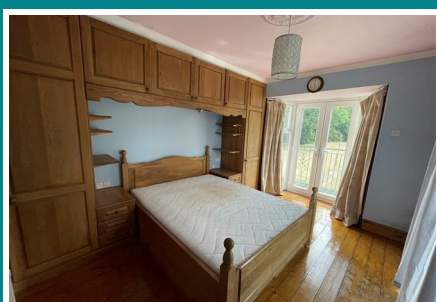
Offers in the region of £299,995



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Entrance porch

Entrance via wooden door, Traditional tiled flooring, Smooth ceiling with 1 x light fitting, Fuse box, Doors leading to the kitchen and hall.

Hallway

Traditional flooring, Smooth covered ceiling, Built in storage cupboard, 1 x radiator, Doors to reception room and study

Reception room 1

14'2" x 10'7" (4.34m x 3.24m)

Wooden flooring, Stone wall, 1 x uPVC double glazed window to the front and to the side, Smooth ceiling with 2 x light fittings and 1 x radiator.

Study/Office room

10'8" x 10'5" (3.26m x 3.20m)

1 x radiator, Traditional flooring, Fitted office unit, 1 x uPVC double glazed window to the side, Stone wall, Smooth covered ceiling with 1 x light fitting, Door leading to boiler room and lounge.

Boiler room

6'2" x 4'1" (1.90m x 1.26m)

Worcester boiler, Shelving, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window.

Lounge

16'4" x 11'3" (5.0m x 3.43m)

Attractive traditional flooring, Double doors leading to the front garden, 1 x uPVC double glazed window to the side, Smooth covered ceiling with 1 x light fitting, 2 x radiator, Opening to the dining room

Dining room

16'9" x 10'2" (5.13m x 3.10m)

Floor tiles, Multifuel burner (Not in use and unsure of its condition), Smooth covered ceiling with 2 x light fitting, 1 x

uPVC double glazed window, 2 x radiator, uPVC double glazed patio doors leading to the side, Door leading to the second hallway.

Second Hallway

Traditional floor tiles, 1 x radiator, Smooth covered ceiling with 1 x light fitting, Staircase to the first floor, Door leading leading to the conservatory and arch leading to the kitchen.

Conservatory

11'1" x 7'7" (3.40m x 2.33m)

2 x wall lights, uPVC double glazed patio doors, uPVC double glazed windows, Floor tiles.

Kitchen

16'0" x 12'0" (4.88m x 3.66m)

With a range of wall and base units with worksurface over, Centre isle, Stainless steel 1 1/2 bowl sink and drainer with hot and cold mixer tap over, Range master cooker with extractor hood, Plumbing made ready for a dishwasher, Smooth covered ceiling, 3 x light fittings, 3 x uPVC double windows to the side and rear, Floor and wall tiles, 1 x radiator, Door leading to front entrance porch.

Staircase and landing

Laid carpet, in-built cupboard, Thermostat, Smooth covered ceiling with 1 x light fitting, 1 x attic hatch, 1 x radiator, Doors leading to bedrooms 1-6, separate W.C and Family bathroom.

Master bedroom

11'11" x 10'0" (3.65m x 3.05m)

Fitted traditional cupboards, 1 x radiator, Traditional wooden flooring, Patio door leading to 2 x balconies with beautiful views of the garden and countryside, Smooth covered ceiling with 1 x light fitting,

En-suite

5'2" x 5'2" (1.60m x 1.60m)

Enclosed shower, Wash hand basin over unit, Wooden

flooring, 1 x radiator, 1 x uPVC double glazed window to the side, Smooth coved ceiling with 1 x light fitting.

Bedroom 2/Spare office

16'1" x 8'7" (4.92m x 2.62m)

Fitted shelving units, Wooden flooring, Storage space, 1 x velux window.

Bedroom 3

10'7" x 8'1" (3.23m x 2.47m)

Laid carpet, 1 x radiator, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the side

Bedroom 4

11'1" x 7'2" (3.40m x 2.19m)

Laid carpet, 1 x radiator, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the side

Bedroom 5

11'11" x 11'7" (3.65m x 3.54m)

Laminate flooring, 2 x radiator, Smooth ceiling with 2 x light fitting, 1 x uPVC double glazed window to the side and the rear.

Bedroom 6

13'11" x 10'5" (4.26m x 3.20m)

Wooden flooring, 1 x radiator, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front

W.C

5'4" x 5'0" (1.65m x 1.54m)

Wall and floor tiles, W.C, Wash hand basin over unit, Wall unit, Smooth ceiling with 1 x light fitting, uPVC double glazed window to the side.

Family bathroom

10'9" x 8'7" (3.28m x 2.64m)

P shaped bath, Heated towel rail, Pedestal wash hand basin, Low level flush cistern, Wall and floor tiles, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window.

Externally

Externally and to the front there is a Driveway leading to the front of the property. The front is Laid mainly to lawn with 1 x outbuilding and off road parking. The Driveway leads to the front of the property and the detached garage, Side access leads to the rear large and enclosed garden, which features several outbuildings, pond and a patio area, the garden is laid mainly to lawn. 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.

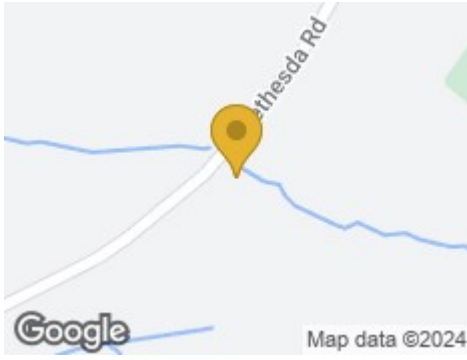
Garage

13'5" x 9'4" (4.10m x 2.86m)

Up and over door.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Ground Floor



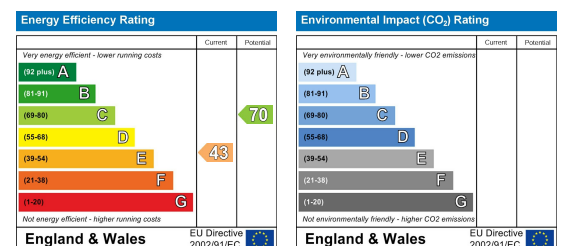
First Floor

Total floor area 203.1 sq.m. (2,186 sq.ft.) approx

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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