



60 Bethania Road

Upper Tumble, Llanelli, SA14 6ED

Offers in the region of £249,995



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Entrance Porch

3'7" x 3'4" (1.11m x 1.03m)

Entrance is via a uPVC double glazed door with patterned glass, Meter and fuse box, Door to the hallway, Porcelain tiles,

Entrance Hallway

Porcelain tiles, Smooth coved ceiling with 1 x light fitting, 1 x radiator, Under stair storage cupboard, Doors to the front room, Lounge, Utility room and Kitchen

Front room

10'0" x 9'6" (3.06m x 2.90m)

Laid carpet, 1 x uPVC double glazed window to the front with fitted venetian blinds, Smooth coved ceiling with 1 x light fitting, 1 x radiator.

Lounge/Dining room

21'11" x 8'6" (6.69m x 2.60m)

Spacious room, uPVC double glazed window to the front with fitted venetian blinds, Porcelain floor tiles, 2 x radiators, Smooth coved ceiling, 2 x light fittings, uPVC double glazed door to the rear with fitted venetian blinds.

Utility room

6'10" x 6'5" (2.10m x 1.98m)

Grant oil boiler, Wall mounted wash hand basin, Plumbing made ready for a washing machine, Coved ceiling with 1 x light fitting, 1 x uPVC double glazed window to the rear, Part wall tiles, Door leading to the downstairs w.c

W.C

Low level flush cistern, Wall tiles, Floor tiles, Wall mounted cupboard, Coved ceiling with 1 x light fitting.

Kitchen/Breakfast bar

13'10" x 8'0" (4.22m x 2.46m)

With a range of attractive wall and base units with a complimentary worksurface over, Integrated dishwasher, Belfast sink and drainer unit with a hot and cold mixer tap over, Space for a range cooker, Splash back and extractor hood over, Integrated fridge freezer, Porcelain tiles, Breakfast bar, 2 x uPVC double glazed windows to the side and the rear with fitted venetian blinds, 1 x uPVC double glazed door to the side with patterned glass, Smooth ceiling with downlighters, 1 x radiator.

Staircase and Landing

Laid carpet, uPVC double glazed window to the rear, smooth coved ceiling with 1 x light fitting and attic hatch, doors leading to bedrooms 1-3 and family bathroom.

Bedroom 1

14'9" x 9'10" (4.50m x 3.0m)

Large double bedroom with vinyl flooring, 2 x uPVC double glazed windows to the front with fitted venetian blinds, smooth coved ceiling with 1 light fitting, 1 x radiator.

Bedroom 2

9'11" x 9'8" (3.04m x 2.96m)

Double bedroom with laid carpet, 1 x uPVC double

glazed window to the rear with fitted venetian blinds, smooth coved ceiling with 1 x light fitting, 1 x radiator.

Bedroom 3

9'10" x 7'6" (3.0m x 2.30m)

Double bedroom with laid carpet, 1 x uPVC double glazed window to the front with fitted venetian blinds, smooth coved ceiling with 1 x light fitting, 1 x radiator.

Family Bathroom

9'4" x 6'3" (2.86m x 1.93m)

Featuring a Sottini Bath, enclosed shower, wash hand basin over base unit, low level flush cistern, heated towel rail, 1 x uPVC double glazed window to the rear with obscured glass, smooth ceiling with 1 x light fitting, 1 x extractor fan, floor and wall tiles.

Externally

Externally and to the front there is a driveway for two vehicles and entrance to the double garage. To the rear there is an enclosed garden which features a patio area and laid lawn. The garden enjoys many hours of sunshine in a quiet and tranquil setting.

2 x Garages

Two Garages with up and over doors and rear access.

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.

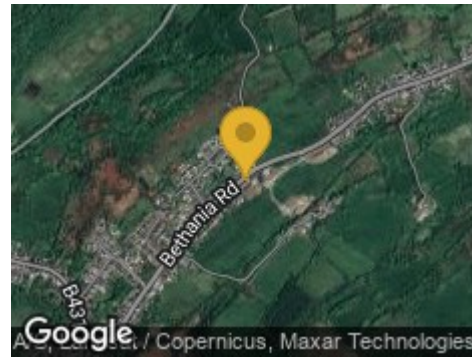
We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map



Terrain Map



Floor Plan

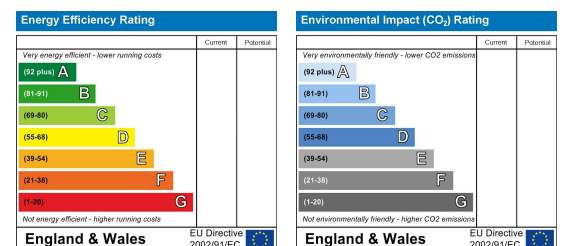


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by

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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