



22 Bethesda Road, Llanelli, SA14 6LG

£289,950

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Davies Craddock Estates are proud to present this character-filled dormer bungalow for sale, nestled on Bethesda Road in the small village of Tumble.

A spacious driveway and charming patio area lead you towards the home's integrated garage. Step inside and discover a well-proportioned living room, anchored by a beautiful stone fireplace. From here, double doors open into a bright conservatory, a perfect space to relax while enjoying a serene outlook over the garden.

The flexible ground floor accommodation includes two additional reception rooms, offering the perfect opportunity to be used as a fourth bedroom or home office. A convenient cloakroom and a practical kitchen, complemented by two versatile utility/pantry spaces, complete the downstairs layout.

Upstairs, the property offers three bedrooms, including two comfortable doubles with fitted wardrobes and a third cosy single room, along with a family bathroom.

This home retains many of its original features, presenting a unique canvas for a new owner to bring their modern vision to life. The private rear garden is a standout feature—a true oasis with its expansive lawns and inviting patio areas, all set amidst mature trees and peaceful countryside views.

With no onward chain, early viewing is essential to see what this property has offer.

**Entrance Hallway**

Access via UPVC door, into hallway with stairs to first floor, radiator.

**Living Room**

**12'7" x 23'10" approx. (3.86 x 7.27 approx. )**  
Stone feature fire place with electric fire, two radiators, window to front, double sliding door to rear into;

**Conservatory**

**9'8" x 9'8" approx. (2.95 x 2.95 approx. )**  
Tiled flooring, door to side.

**Cloakroom**

**9'9" x 11'8" approx. (2.98 x 3.57 approx. )**  
Fitted with W/C, hand wash basin, tiled walls, vinyl flooring, window to front.

**Reception Room**

**11'5" x 10'2" approx.x (3.48 x 3.10 approx.x )**  
Window to rear, radiator.







## Reception Room

11'1"3" x 9'9" approx. (357 x 2.98 approx. )

Window to front, radiator.

## Kitchen

13'6" x 11'7" approx. (4.13 x 3.55 approx. )

Fitted with wall and base units with worktop over, sink and drainer, mid level double oven & hob with extractor hood over, tiled walls, vinyl flooring, radiator, window to rear, door into;

## Utility Room

11'0" x 10'10" approx. (max) (3.36 x 3.32 approx. (max) )

Fitted with wall and base units with worktop over, sink and drainer, space for washing machine/tumble dryer, shower cubicle, window to side, door to side, tiled walls and flooring.



## Inner Hallway

Tiled floor, door to rear garden

## Pantry Space

2.76 x 2.55 approx. (0.61m.23.16m x 0.61m.16.76m approx )

Space for fridge/freezer, shelving, window to rear, vinyl flooring and tiled walls.

## Bedroom One

16'10" x 14'3" approx.(max) (5.15 x 4.36 approx. (max) )

Window to rear, radiator. Fitted wardrobes, eaves storage.



## Bedroom Two

11'8" x 16'10" approx. (3.56 x 5.15 approx. )

Window to rear, radiator. Fitted wardrobes, eaves storage.

## Bedroom Three

6'4" x 10'10" approx. (1.95 x 3.32 approx. )

Window to front, radiator, storage cupboard.

## Bathroom

8'4" x 4'9" approx. (2.56 x 1.46 approx. )

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, tiled walls and flooring, radiator, window to rear.



## External

Driveway leading to integral garage.

Enclosed rear garden with lawn and raised patio area with shed.

## Garage

11'10" x 20'0" approx. (max) (3.63 x 6.11 approx. (max) )

Up and over door, electrics, oil tank and boiler.



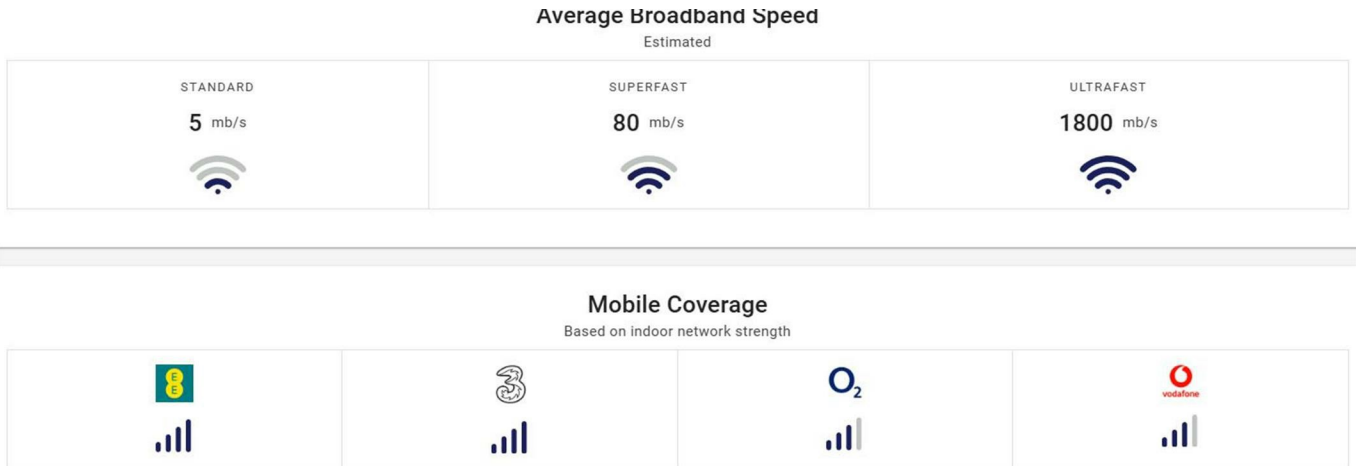


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Doma Bungalow
- Three Established Bedrooms
- Spacious Rear Garden
- Driveway & Garage
- Mains Electric, Water & Drainage
- Oil Fuel Heating
- EPC - D
- Council Tax - E (Sept 25)
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

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A REVIEW



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