



**30 Bethesda Road, Tumble, Llanelli, SA14 6LG**

**Offers in the region of £159,950**

A semi detached house requiring some updating, set on a side road in the village of Tumble, within approximately 2.5 miles of the growing centre of Cross Hands affording easy access to Carmarthen and the A48/M4 motorway.

Accommodation briefly comprises entrances hall, lounge, sitting room, kitchen, downstairs bathroom, 2 double bedrooms and a single bedroom. The property benefits from oil central heating, mostly uPVC double glazing, rear garden and car parking to front for 2 cars.



## Ground Floor

uPVC double glazed entrance door into

### Vestibule

with glazed door to

### Entrance Hall

with stairs to first floor, radiator, plate rack, textured and coved ceiling.

### Lounge

10'2" x 12'2" (3.1 x 3.73)



with radiator, textured and coved ceiling, alcove with glass shelves and uPVC double glazed window to front.

### Sitting Room

12'0" x 12'9" (3.67 x 3.91)



with feature fireplace, radiator, textured and coved ceiling, 2 alcoves with wall lights and uPVC double glazed window to rear.

## Kitchen

15'7" x 9'3" (4.76 x 2.84)



with range of fitted wall and base units, display cabinet, stainless steel single drainer sink unit with mixer tap, electric cooker point, plumbing for automatic washing machine, tiled walls, tiled floor, radiator, hatch to roof space, uPVC double glazed window to rear and aluminium framed door to side.

### Inner hall

with aluminium framed window to front.

### Bathroom

6'1" min x 5'8" (1.86 min x 1.74)



with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure with mains shower, tiled walls, tiled floor, textured and coved ceiling, radiator and uPVC double glazed window to rear.

## First Floor

### Landing

with hatch to roof space, textured and



coved ceiling and uPVC double glazed window to rear.

**Bedroom 1**

11'6" x 10'2" (3.52 x 3.11)



with radiator, coved ceiling and uPVC double glazed window to front.

**Bedroom 2**

10'9" x 10'2" min (3.28 x 3.12 min)



with radiator, built in wardrobes, coved ceiling and uPVC double glazed window to rear.

**Bedroom 3**

8'2" x 5'7" (2.49 x 1.72)



with built in cupboard, coved ceiling and uPVC double glazed window to front.

**Outside**



Off road parking for 2 cars to front. Side access to enclosed rear garden with external oil boiler providing domestic hot water and central heating, 2 block built sheds, potting/storage area, paved patio, glass house, lawned garden, shingle garden, outside WC, further block built shed and several wooden stores.

**Services**

Mains water, electricity and drainage.

**Council Tax**

Band B

**Directions**

From the main roundabout in Cross Hands take the exit for Cross Hands/Tumble. Travel through 2 sets of traffic lights and continue up the hill into Upper Tumble. At the junction turn right and follow the road

down the hill for approximately 1 mile then turn left into Bethesda Road. After approximately 1/4 mile the property can be found on the right hand side, identified by our For Sale board.

**NOTE**

All internal photographs are taken with a wide angle lens.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.