



17 Bethesda Road, Tumble, Llanelli, SA14 6LL

Offers in the region of £235,000

We are pleased to offer for sale this spacious semi detached house set in the village of Tumble, with its local amenities as well as road links to the M4 motorway. Accommodation comprises entrance hall, dining room, lounge, kitchen, 3 bedrooms and a box room and family bathroom. The property benefits from oil central heating, uPVC double and triple glazing, off road parking and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, dado rail, tiled floor, radiator and textured and coved ceiling.

Dining Room

14'3" into bay x 11'9" (4.36 into bay x 3.60)



with 2 radiators, textured and coved ceiling and uPVC triple glazed bay window to front.

Lounge

12'11" x 18'9" (3.95 x 5.74)



with fire in feature surround, 2 radiators, textured and coved ceiling and uPVC triple glazed French doors to rear.

Kitchen

15'2" x 10'11" (4.64 x 3.34)



with range of fitted base and wall units, one and half bowl sink unit with monobloc tap, 5 ring electric hob with extractor over, built in double oven, plumbing for automatic washing machine, integrated automatic dishwasher, space for American Style Fridge Freezer, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC triple glazed window to front and uPVC double glazed window and door to rear.

First Floor

Landing

with hatch to roof space, dado rail and textured and coved ceiling.

Bedroom 1

14'11" into bay x 12'4" (4.56 into bay x 3.78)



with picture rail, radiator, textured ceiling and uPVC double glazed bay window to front.

Bedroom 2

12'3" x 12'4" (3.74 x 3.77)



with picture rail, radiator and uPVC triple glazed window to rear.

Box Room

4'7" x 6'1" (1.40 x 1.87)



with picture rail, radiator and uPVC double glazed window to front.

Bedroom 3

15'3" x 11'1" (4.65 x 3.38)



with built in cupboard, radiator, textured and coved ceiling and uPVC triple glazed window to front and rear.

Bathroom

8'4" x 6'0" (2.55 x 1.84)



with low level flush WC, pedestal wash hand basin, panelled bath with dual head mains shower, part tiled walls, tiled floor, heated towel rail, textured and coved ceiling and uPVC double glazed window to rear.

Outside



with tarmac drive for 3 cars to front, side access to rear garden with patio areas and lawned garden with brick built shed to the rear and Large shed with power and light connected, WC, wash hand basin and uPVC double glazed window and door to side.

Services

Mains electricity, water and drainage.

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

Directions

From the centre of Cross Hands take the A476 towards tumble. Travel up the hill to Upper Tumble then turn right. Follow the road down through Tumble then take a left turn immediately after the 30mph sign into Bethesda Road and the property can be located on the left hand side, identified by our For Sale board.



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		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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