

39 Bethesda Road, Tumble, Llanelli, SA14 6LL

Offers in the region of £199,950

We are pleased to offer for sale this semi detached house set in the village of Tumble, with its local amenities as well as road links to the M4 motorway. Accommodation comprises vestibule, entrance hall, lounge/diner, kitchen, utility room, downstairs bathroom and 3 double bedrooms. The property benefits from oil central heating, uPVC double glazing and enclosed rear garden with outside office.

Ground Floor

uPVC double glazed entrance door to

Vestibule

with laminate floor and textured ceiling. Door to

Entrance Hall

with stairs to first floor, under stairs storage, laminate floor, radiator, textured and coved ceiling and uPVC double glazed door to side.

Lounge/Diner

19'8" x 11'7" (6 x 3.55)



with electric wall mounted fire, laminate floor, 2 radiators, coved ceiling and uPVC double glazed window to rear and bay window to front.

Kitchen

10'3" x 10'4" (3.13 x 3.16)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, 4 ring electric hob with extractor over, built in oven, part tiled walls, laminate floor, radiator, coved ceiling and uPVC double glazed window to side.

Utility Room

5'8" x 10'2" (1.75 x 3.11)



with range of fitted base unit, plumbing for automatic washing machine, laminate floor, radiator, downlights and uPVC double glazed window to side.

Downstairs Bathroom

8'1" x 9'0" (2.48 x 2.75)



with low level flush WC, pedestal wash hand basin, panelled bath, shower cubicle, part Respatex walls, extractor fan, radiator and uPVC double glazed window to side.

First Floor

Landing

with textured and coved ceiling, uPVC double glazed window to side and hatch to roof space with pull down ladder to attic room with radiator and uPVC double glazed window to rear.

Bedroom 1

14'5" into bay x 15'8" (4.4 into bay x 4.78)



with fitted wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front and bay window to front.

Bedroom 3

10'1" x 12'0" (3.08 x 3.67)



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

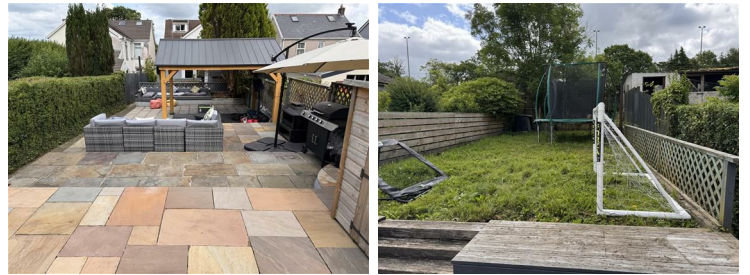
Bedroom 2

10'9" x 10'5" (3.29 x 3.18)



with fitted wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to side.

Outside



with paved patio to front, side access to rear garden with tiered paved patio areas, lawned garden, outside boiler providing domestic hot water and central heating and outside tap.

Office

14'4" x 13'6" (4.38 x 4.12)



with power and light connected, electric radiator and uPVC double glazed window to side and French doors to rear.

Services

Mains electricity, water and drainage.

Council Tax

Band C

NOTE

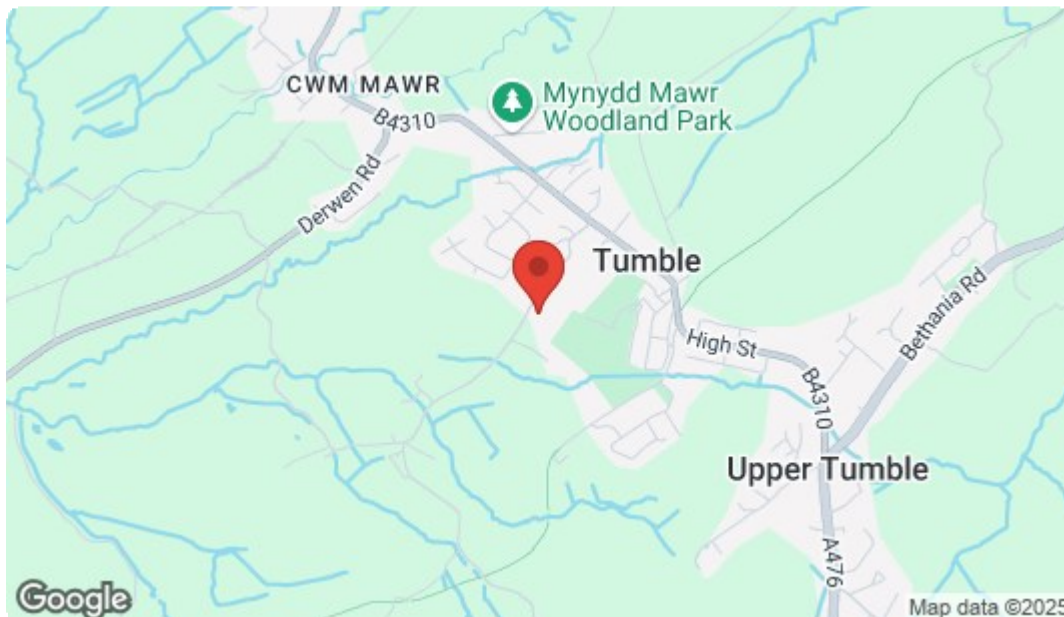
All internal photographs are taken with a wide angle lens.

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, continue on this 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		
(69-80) C		
(55-68) D		
(39-54) E		
(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.