



House - Detached (EPC Rating: A) Freehold

BETHANIA ROAD, UPPER TUMBLE, LLANELLI, SA14 6ED

Offers In The Region Of

£379,995

4 Bedroom House - Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this Spacious Detached Property located within the small village of Tumble. The property is located close to the new Retail Outlet in Cross Hands which offers many well known retail shops and supermarkets and close to the M4 Motorway with access to Carmarthen, Swansea and Llanelli and neighbouring small villages. The accommodation comprises, Entrance hall, Study, Lounge, Kitchen with additional space, Utility and Dining room on the ground floor and Four Bedrooms (one-ensuite) and a Bathroom on the first floor. Externally there is ample off road parking leading to a large detached garage with a large rear garden and patio area overlooking fine countryside views. The property benefits from Air Source Heat Pump, Under Floor Heating on the ground floor, Solar Panels and uPVC double glazing.

Council Tax Band - F. Freehold. EPC - A92. NO ONWARD CHAIN.

Ground Floor

With front entrance door leading into....

Entrance Hall

With under floor heating, stairs to first floor with understairs cupboard

Study

2.60 x 2.0 (8'6" x 6'6")

With under floor heating and uPVC window to front.

Lounge

4.80 x 3.40 (15'8" x 11'1")

With under floor heating and uPVC windows to front & side.

Cloakroom

With under floor heating, low level flush WC, vanity wash hand basin and obscure uPVC window to the side.

Kitchen

3.00 x 5.20 (9'10" x 17'0")

With a range of modern base and wall units, marble style countertop, one and a half bowl stainless steel sink unit with mixer taps featuring an integrated drainer built directly into the marble effect countertop, 4 zone electric induction hob with extractor above, eye level double electric oven, integrated dishwasher and integrated fridge/freezer. Additional features include spotlights, laminate flooring, uPVC window to the rear and additional floor space.

Dining Room

3.70 x 3.80 (12'1" x 12'5")

With underfloor heating, spotlights, roof sunlight and French double doors leading to the garden.

Utility Room

3.00 x 1.80 (9'10" x 5'10")

With under floor heating, modern base units, marble style worktops, plumbing for automatic washing machine, space for tumble dryer and obscure uPVC window.

First floor

Landing

2.10 x 4.60 (6'10" x 15'1")

With airing cupboard housing water cylinder, hatch to roof space and uPVC window to the side.

Bedroom 1

4.00 x 4.00 (13'1" x 13'1")

With radiator and uPVC window to front and side.

En-Suite

With low level flush WC, pedestal wash hand basin, shower with mains shower, heated towel rail, part tiled walls and tiled floor.

Bedroom 2

3.20 x 3.00 (10'5" x 9'10")

With radiator and uPVC window to the rear.

Bedroom 3

2.60 x 4.00 (8'6" x 13'1")

With radiator and uPVC window to the rear.

Bedroom 4

2.60 x 3.00 (8'6" x 9'10")

With radiator and uPVC window to the front.

Bathroom

2.00 x 2.60 (6'6" x 8'6")

With low level flush WC, pedestal wash hand basin, "p" shaped bath with overhead mains shower, heated towel rail, part tiled walls, tiled floor and obscure uPVC window to the side.

Garage

6.00 x 3.00 (19'8" x 9'10")

With up and over door, electricity connected and uPVC door to the side leading to garden.

External

Front: Driveway with ample parking and access to garage.

Rear: Patio area with steps leading up to level lawned area with wide spreading country side views.



Services

Mains electricity. Air Source Heat Pump, water and drainage.
Solar Panels with 10 Year Warranty.

Council Tax

Band - F.

Tenure

Freehold

NOTE

All photographs have been taken using a wide angled lens.

Any appliances and services listed on here on these details have not been tested.

Viewings

By appointment only with the selling agents on 01269 597949
or email on ammanford@thomasandthomas-property.co.uk

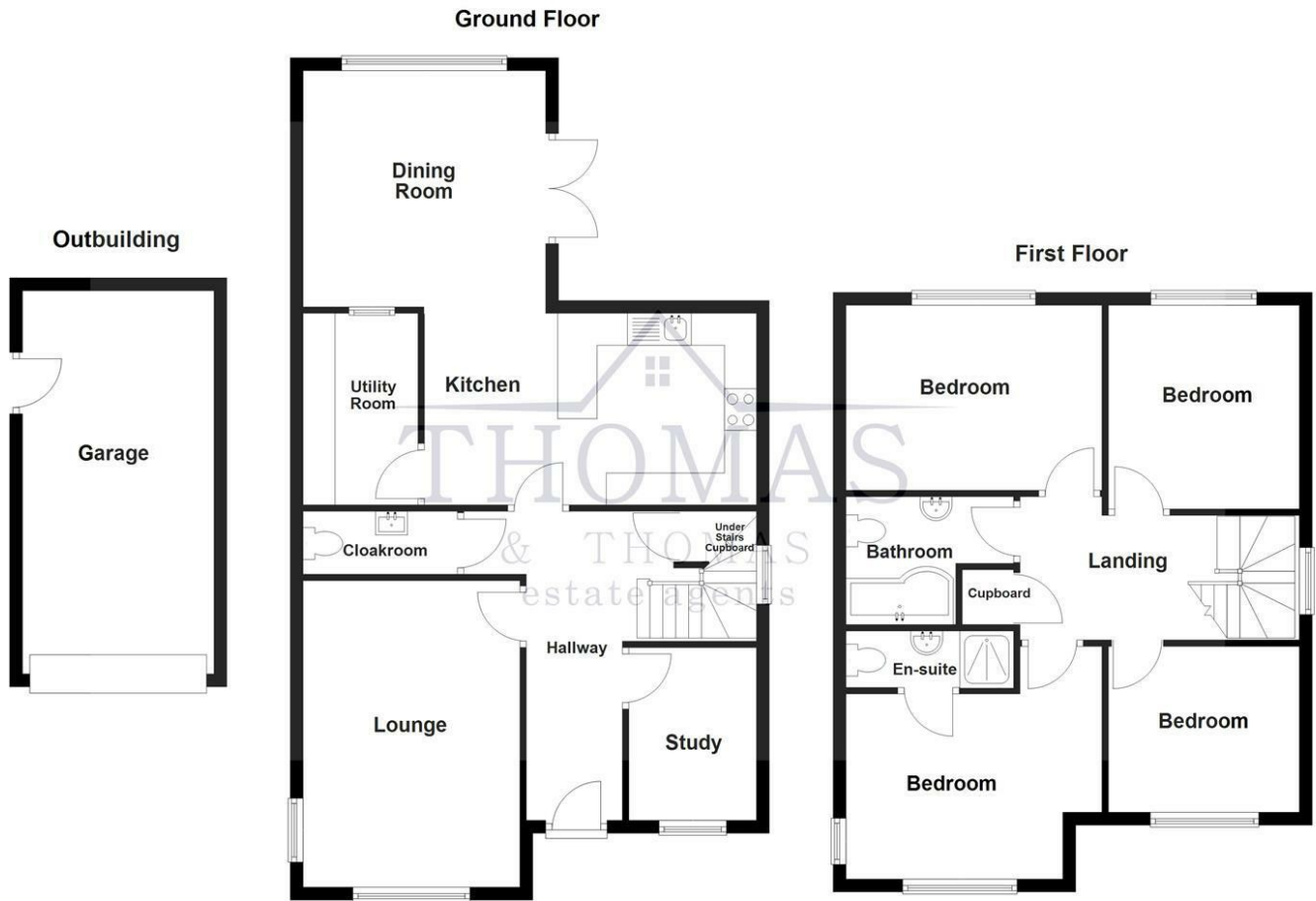
Social Media

Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X : ThomasThomas_EA

Directions

From the roundabout at Cross Hands take the exit towards Llanelli/Village Centre/Tumble, proceed up the hill and the property can be found on the left hand side after approximately 1.5 miles, identified by our For Sale board.

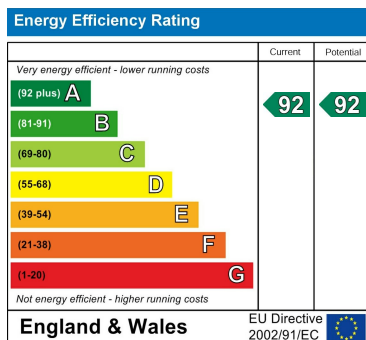




Council Tax Band

F

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

