



- SPACIOUS ATTRACTIVE SEMI-DETACHED HOUSE.
- 2 BATHROOMS/WC's. UTILITY ROOM.
- SUNNY SOUTH FACING ENCLOSED GARDEN EXTENDING FOR A DEPTH OF APPROXIMATELY 80FT.
- LEVEL WALK LOCAL CONVENIENCE STORE (HALF MILE).
- 3 BEDROOMS. 2 LIVING ROOMS.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- WORKSHOP. AMPLE PRIVATE CAR PARKING.
- CONVENIENT FOR CROSS HANDS, CARMARTHEN AND LLANELLI.

**Oakdale, No 93 Bethesda
Road, Tumble
Llanelli SA14 6LL**

£149,950 OIRO
FREEHOLD

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*A substantial deceptively large conveniently situated traditionally built **3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** having an attractive dressed stone facade with brick quoins situated bordering the countryside on the periphery of yet within a relatively level walk of the local convenience store and B4310 Drefach to Tumble Road, is within walking distance of the Primary School and local facilities and services at the centre of Tumble (half mile), is within 1 mile of the A476 'Cross Hands to Llanelli' trunk road, is within 1.5 miles of Canolfan Carwyn Sports Centre at Drefach, is within 2.5 miles of the centre of Cross Hands, A48 dual carriageway and Cross Hands Business Park, is within 6 miles of the M4 Motorway, is situated some 9 miles north of Llanelli town centre and the property is located 11 miles south east of the readily available facilities and services at the centre of the County and Market town of Carmarthen.*

OIL FIRED CENTRAL HEATING with thermostatically controlled radiators - **NOT TESTED.**

PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFITS.

PINE PANELLED DOORS TO SOME INTERNAL ROOMS. COVED CEILINGS.

8' 4" AND 8' 5" (2.54m and 2.57m) CEILING HEIGHTS. THE FITTED CARPETS ARE INCLUDED.



ENTRANCE VESTIBULE with electricity consumer unit and meter. PVCu part opaque double glazed entrance door. Vinyl floor covering. PVCu door to



RECEPTION HALL with radiator. Pine staircase to first floor. Cloak hook. Understairs storage cupboard.

DINING ROOM 11' 5" x 10' 1" (3.48m x 3.07m) with radiator. PVCu double glazed window. Telephone point. 6 Power points. PVCu double glazed door and side screen to



LIVING ROOM 12' 11" x 9' 11" (3.93m x 3.02m) with radiator. Telephone point. 6 Power points. PVCu double glazed window to fore. 2 Wall light fittings.

KITCHEN/BREAKFAST ROOM 13' x 10' 5" (3.96m x 3.17m) with tile effect vinyl floor covering. Fully tiled walls. C/h timer control. 'Grant' oil fired central heating boiler - **NOT TESTED**. PVCu double glazed window. PVCu part opaque double glazed door to rear/side. 7 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit. Opaque glazed door to



UTILITY ROOM 11' 4" x 7' 4" (3.45m x 2.23m) overall slightly 'L' shaped with part tiled walls. Extractor fan. Plumbing for washing machine. 8 Power points. Radiator. PVCu double glazed window to rear. Range of fitted base and eye level kitchen units. PVCu opaque double glazed door to

BATHROOM 7' 9" x 6' 2" (2.36m x 1.88m) ext. to 7' 9" (2.36m) with radiator. PVCu double glazed window. Fully tiled walls. Ceramic tiled floor. 3 Piece suite comprising WC, pedestal wash hand basin and enamelled bath with electric shower over - **NOT TESTED**.



FIRST FLOOR

LANDING with access to loft space. 2 Power points.

REAR BEDROOM 1 11' 3" x 10' 8" (3.43m x 3.25m) plus wall to wall/floor to ceiling fitted wardrobes/airing/linen cupboard. PVCu double glazed window. Radiator. Picture rail. 4 Power points.



FRONT BEDROOM 2 12' 1" x 6' 3" (3.68m x 1.90m) with picture rail. 2 Power points. Radiator, PVCu double glazed window.

FRONT BEDROOM 3 12' 1" x 10' 2" (3.68m x 3.10m) plus built in floor to ceiling double wardrobe. PVCu double glazed window. 4 Power points. Telephone point. Picture rail. Wall light fitting.

BATHROOM 10' 2" x 7' 6" (3.10m x 2.28m) overall slightly 'L' shaped with part tiled walls. Radiator. 3 Piece suite in white comprising panelled bath with electric shower over - **NOT TESTED**, wash hand basin with fitted storage cupboards beneath and mirrored splashback, WC. Quadrant shower enclosure - **NOT TESTED**. PVCu opaque double glazed window.

EXTERNALLY - Unrestricted on street parking available immediately to fore. Brick paved open plan forecourt. **10' 11" (2.33m) wide** side tarmacadamed entrance drive that leads past the house to the rear and which provides ample private car parking and turning. Beyond the parking area lies a sunny south facing walled lawned garden with paved patio areas that extends for a **depth of approximately 80ft. (24.37m)**. **OUTSIDE LIGHT** and **WATER TAP**. **OIL STORAGE TANK**.

WORKSHOP **15' 2" x 9' 5" (4.62m x 2.87m)** Concrete block built. Opaque single glazed window. 2 Power points. Power and lighting. Opaque glazed aluminium entrance door.



GREENHOUSE **12' x 8' (3.65m x 2.44m)**

GARDEN STORE SHED in disrepair. Timber framed.

SUMMER HOUSE

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -







DIRECTIONS: - 'Bethesda Road' can be approached from either the **Drefach** or **Upper Tumble** directions. From the **Drefach direction** travel along 'Gwendaeth Road' **past** the right hand turning (**Derwen Road - B4317**) that leads to **Pontyberem**. Continue up the hill **past** the left hand turning for Mynydd Mawr Country Park travelling **past** the right hand turning for '**Rhos y Deri**.' Travel **past** the left hand turning for 'Ravelston Court' and **turn next right** **opposite** the **bus stop** into '**Heol Bethesda**' travel **past** the 'Morrisons Daily' Convenience Store/Post Office and continue for **approximately half a mile** and the property will be found on the **left hand side** just **before** and **opposite** the turning for 'Tumble Forge'.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND C 2025/26 = £2,115.74p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

12.01.2026 - REF: 7179