

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **IN NEED OF RENOVATION.**
- **NO FORWARD CHAIN.**
- **2 BEDROOMS. PLOT SIZE 45' x 170'.**
- **AMPLE PRIVATE CAR PARKING.**
- **CONVENIENT FOR CARMARTHEN, AMMANFORD AND LLANELLI.**
- **FIRST TIME ON THE MARKET SINCE 1955.**
- **DETACHED RESIDENCE SET WELL BACK OFF THE ROAD.**
- **OIL C/H. LARGE FRONT GARDEN.**
- **1.25 MILES CENTRE OF CROSS HANDS AND A48 TRUNK ROAD.**

**No 42A Bethania Road,  
Upper Tumble, Nr. Cross Hands,  
Llanelli SA14 6DT**

**£130,000** OIRO  
**FREEHOLD**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property  
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A most conveniently situated **2 BEDROOMED DETACHED DWELLING** that is in need of complete renovation which was originally built in 1922 as a 'Wesleyan' Chapel and converted to residential accommodation in 1955 situated set **well back off the road** bordering the countryside at rear on a **regular bus route (A476)** within close proximity of Llechyfedach Primary School, is within **1 mile of the centre of Tumble** that offers the usual range of local facilities including a Primary School, is within **1.25 miles of the centre of Cross Hands, A48 trunk road and Cross Hands Business Park**, is within **5 miles of the M4 Motorway at Pont Abraham**, is within **6 miles of the town of Ammanford**, is within **7 miles of Llanelli town centre** and is located some **13 miles south east of the County and Market town of Carmarthen**.

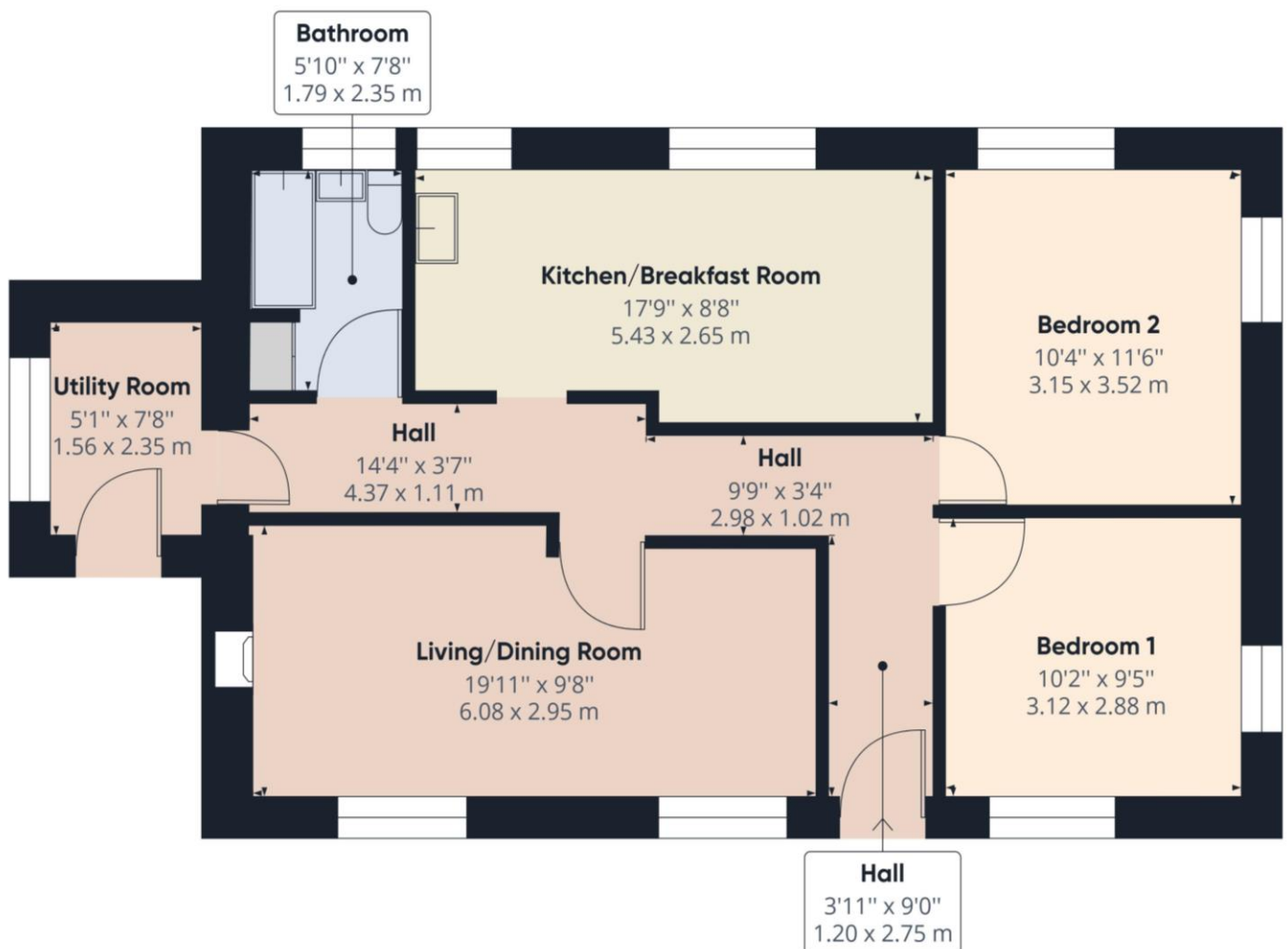
**APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY WAS RE-ROOFED SOME 20 YEARS AGO AND WAS PREVIOUSLY EXTENDED AT THE REAR IN THE EARLY TO MID 1990's.**

**FIRST TIME ON THE MARKET SINCE 1955. NO FORWARD CHAIN. OIL C/H.**

**SINGLE GLAZED STEEL CASEMENT WINDOWS. 8' 10" (2.69M) CEILING HEIGHTS.**

**APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY AFFORDS SCOPE SUBJECT TO THE NECESSARY PLANNING CONSENTS BEING OBTAINED FOR THE PROVISION OF A FIRST FLOOR.**

**SUSPENDED FLOORS TO MOST ROOMS.**



**SIDE ENTRANCE HALL 12' 6" (3.81m) in depth** with opaque single glazed entrance door. Electric meter and consumer unit. Radiator.

**FRONT BEDROOM 1 10' 5" x 9' 7" (3.17m x 2.92m)** with double aspect. 2 Single glazed windows. Radiator.

**FRONT BEDROOM 2 11' 8" x 10' 6" (3.55m x 3.20m)** with double aspect. 2 Single glazed windows. Radiator.

**INNER HALL** with telephone point. Access to loft space. Opaque glazed/panelled door to the utility room.

**LIVING/DINING ROOM 20' x 9' 8" (6.09m x 2.94m)** overall 'L' shaped formerly 2 rooms with feature tiled fireplace. 2 Radiators. 2 Single glazed windows to side.

**KITCHEN/BREAKFAST ROOM 17' 11" x 8' 9" (5.46m x 2.66m)** formerly 2 rooms with part tiled walls. 2 Single glazed windows to side. Radiator. Range of base and eye level kitchen units incorporating a sink unit.

**BATHROOM 7' 9" x 5' 11" (2.36m x 1.80m) overall** with exposed suspended boarded floor. 3 Piece suite in white comprising cast iron bath, WC and pedestal wash hand basin. Opaque single glazed window. Part tiled walls. Radiator.

**FITTED AIRING/LINEN CUPBOARD** with slatted shelving. Radiator.

**UTILITY ROOM 7' 9" x 5' 2" (2.36m x 1.57m)** with laminate tile effect flooring. 'Grant' oil fired central heating combi boiler (2015). C/h timer control. Access to loft space. PVCu opaque double glazed entrance door.

## EXTERNALLY

Brick walled hardcore entrance drive that leads past the dwelling to the garage at rear where there is concreted hardstanding and which provides parking for up to 7/8 vehicles. Level lawned front garden. Garden area to one side. Rear lawned garden and vegetable patch. **Applicants may be interested to note that the overall plot size has a depth of 170' (51.82m) and an average width of 48' (14.63m). OIL STORAGE TANK.**

**DETACHED GARAGE 18' 2" x 10' 10" (5.53m x 3.30m)** Concrete block built with workbench. Up-and-over garage door. 14 Power points.

**ADJOINING STORE SHED 11' 1" x 8' 3" (3.38m x 2.51m)** Formerly 2 rooms.

**STORE SHED** Brick built formerly the outside WC's to the former Chapel.

**GREENHOUSE** On concrete block base.







**DIRECTIONS:** - From **Cross Hands 'Square'** the property is located by taking the **A476 'Llanelli/Upper Tumble' Road ('Bryngwili Road')**. Continue for **approximately 1 mile passing Llechyfedach Primary School on your right** and the property will be found a **little further along** on the **left hand side just after the entrance to 'Kew Gardens'** and **BEFORE** the left hand turning for 'Bryncoch Farm' and the right hand turning for 'Rhoslan.'

**ENERGY EFFICIENCY RATING:** - F (24).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9000-0200-3107-4750-9610.

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

**COUNCIL TAX:** – BAND C 2023/24 = £1,777.67p. *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.

**Details amended – 28.03.2024**

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

27.09.2023 - REF: 6659