



# New Build at Tirlan Farm, Bethania Road, Upper Tumble, Carmarthenshire SA14 6ED

£725,000 For Sale

## Property Features

- Detached New Build set in 2.86 acres
- 4 Double Bedrooms
- To include Master Suite
- 10-year NHBC warranty
- Renowned Local Developer
- Countryside Views
- Convenient to A48 - M4 Link Road
- High specification throughout
- Viewing by Appointment

## Property Summary

A rare opportunity to acquire a new build 4-bedroom detached home set in 2.86 acres with 2.25 acre paddock and commanding countryside views to the rear set on the outskirts of the popular village of Upper Tumble, within a mile of the excellent amenities at Cross Hands and the A48 - M4 Link Road.



## Full Details

### General Information

A rare opportunity to acquire a new build 4-bedroom detached home set in 2.86 acres in total, to include a 2.25 acre paddock and commanding countryside views to the rear.

The property comprises a newly built detached house currently under construction and will be finished to a very high standard by an established local developer with 10 year NHBC (National House Building Council) warranty and of high sustainable standard with an air sources heating system, underfloor heating to the ground floor and solar panels. The purchaser will also have a choice of kitchens, bathrooms, tiling and flooring designs (subject to negotiation and price limits).

### Location

The property is situated on the outskirts of the popular village of Upper Tumble, within a mile of the excellent amenities at Cross Hands with a wide range of retailers, eateries, highly regarded bilingual schools and doctor surgery. The A48 - M4 Link Road is also within a mile (3 minutes), providing excellent road links to the county town of Carmarthen, within 13 miles (15 minutes) and Swansea within 16 miles (25 minutes).

### Ground Floor

The front door leads into an entrance hallway with study, storage cupboard, cloakroom, family living room and an open-plan kitchen - living - dining room with bi-fold doors to the rear garden. A door off the kitchen leads into the utility room and door to the side.

Study: 3.37m x 2.22m (11' 1" x 7' 3")

Cloakroom: 1.10m x 1.80m (3' 7" x 5' 11")

Family Living Room: 4.23m x 8.18m (13' 11" x 26' 10")

Open Plan Kitchen - Living Room

- Kitchen - Living: 7.55m x 4.57m (24' 9" x 15' 0")

- Dining Area: 3.96m x 2.25m (13' 0" x 7' 5")

Utility Room: 3.37m x 1.8m (11' 1" x 5' 11")



### First Floor

A staircase leads to the first floor landing with four double bedrooms, to include a master suite with large walk-in-wardrobe and en-suite shower room. Two of the other bedrooms benefit from walk-in-wardrobes and all share the family bathroom. There is also an airing cupboard to the first floor and a void to the front overlooking the front entrance hallway to the ground floor.

- Master Bedroom: 4.57m x 4.57m (15' 0" x 15' 0")
- Walk-in-wardrobe: 3.2m x 2.41m (10' 6" x 7' 11")
- En-suite: 3.2m x 1.22m (10' 6" x 4' 0")
- Bedroom 2: 4.57m x 3.29m (15' 0" x 10' 10")
- Bedroom 3: 4.23m x 3.09m (13' 11" x 10' 2")
- walk-in-wardrobe: 2.07m x 1.00m (6' 9" x 3' 3")
- Bedroom 4: 2.80m x 3.88m (9' 2" x 12' 9")
- walk-in-wardrobe: 2.07m x 1.00m (6' 9" x 3' 3")
- Family Bathroom: 3.64m x 2.37m (11' 11" x 7' 9")
- Airing cupboard: 1.27m x 1.22m (4' 2" x 4' 0")

### Externally

The property will benefit from direct vehicular access off Bethania Road (A476) leading into a front and side parking area for several vehicles. A gateway will lead into the land to the rear of the new built property and comprises a 2.25 acre south facing gently sloping pasture field and wooded area to the valley bottom boundary, suiting those looking for a pony paddock or for amenity purposes.

### Services

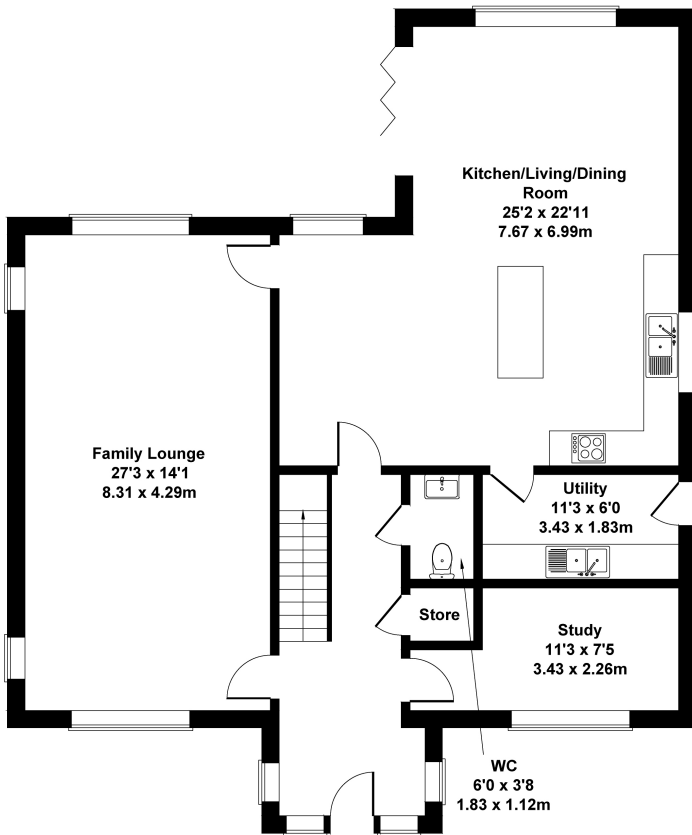
The new built property will benefit from mains electricity, mains water, mains drainage and air source central heating system with underfloor heating to the ground floor and radiators to the first floor. The property will also benefit from solar thermal panels to heat the hot water.

### Viewing

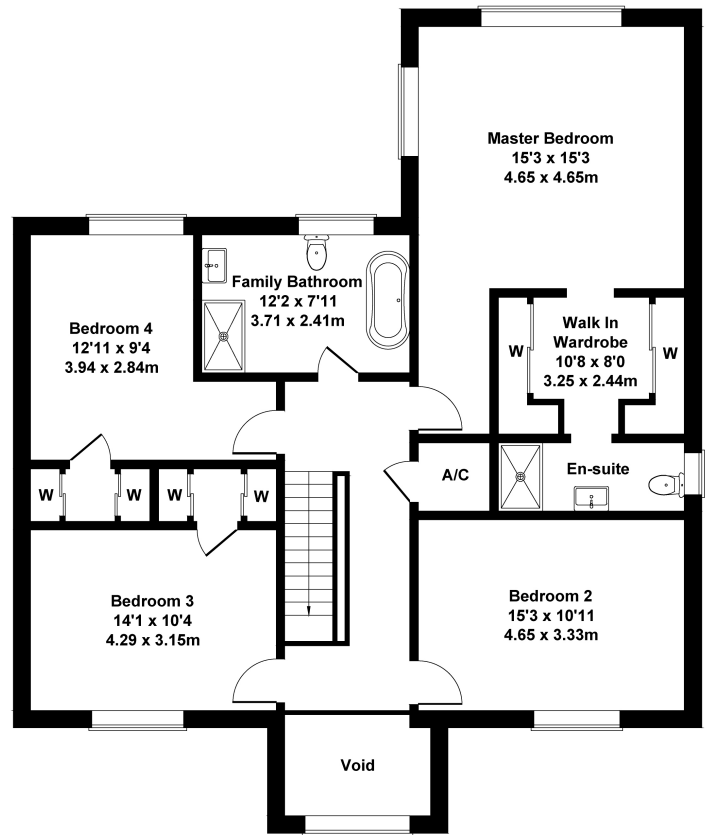
Please contact Carmarthen office, 12 Spilman Street, Carmarthen SA31 1LQ on 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk) for further information.

**Dwelling At Tirlan Farm, Bethania Road Upper Tumble, Carmarthenshire, SA14 6ED**

Approximate Gross Internal Area  
2458 sq ft - 228 sq m



GROUND FLOOR



FIRST FLOOR