

Approximate total area⁽¹⁾
1004.17 ft²
93.29 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

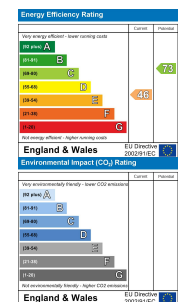
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



11 Colonel Road, Betws, Ammanford, Carmarthenshire, SA18 2HB

- End-of-terraced, Traditionally Stone-faced Property
- Two Reception Rooms
- Four Bedrooms
- Upstairs Family Bathroom
- Larger-than-average Rear Garden
- Garage
- Popular Village Location
- Viewing A Must!
- EPC RATING E. COUNCIL TAX BAND B



Price £194,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, water, gas and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band B

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AJS/SC/1024/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile



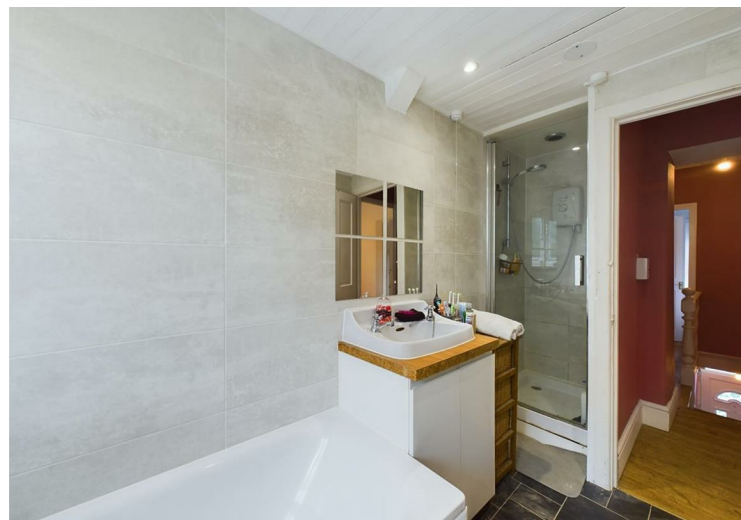


THIS PROPERTY APPEALS TO ALL !

Situated in the charming and popular village of Betws we have for sale this four bedroom, traditionally built, end-of-terrace property. This stone-fronted property offers the lucky buyer an ideal family home which also offers two log-burners, a utility room hidden where you least expect it and a larger than average rear garden with a lush green level-lawn and garage. Colonel Road offers a lot of key features for a growing family and being so close to local amenities, schools and parks there's no better location than Betws to raise a family. EPC RATING E.

Accommodation comprises : Hallway, sitting room/bedroom five, lounge with log-burner, kitchen/diner with log-burner, understairs cupboard which leads to a utility, rear porch, landing, family bathroom and four bedrooms. Externally, enclosed frontage with driveway and garage to the side. Gated access into a large than average rear garden which is laid to lawn.

Betws is a small village and ancient parish on the outskirts of Ammanford, Carmarthenshire, adjacent to the border with Glamorgan. The town is on the River Amman, some 15 miles north of Swansea. It is part of the ecclesiastical parish of Betws and Ammanford and the urban area of Ammanford. The nearby mountain, at the western end of the Black Mountain, is named after the village and has a large area of common land. The name 'Betws' is generally thought to be derived from the Anglo-Saxon 'bed-hus' - a house of prayer and means "chapel" in the Welsh language. Until the 19th century, when Ammanford developed extensively, Betws was the largest village in the area.



..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built. Mains gas, water, electric and sewerage connected. For this location according to Offcom this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability-Mobile phone coverage available for O2 but limited data, limited phone and data for EE, Three and Vodaphone networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is an easement on the land registry title. The neighbour at number 9 has a right-of-way to cross at the rear for use of a wheelbarrow and to bring rubbish round to the front.

HALLWAY

BEDROOM/SITTING ROOM

LOUNGE

UNDERSTAIRS CUPBOARD

UTILITY ROOM

KITCHEN/DINER

REAR PORCH

LANDING

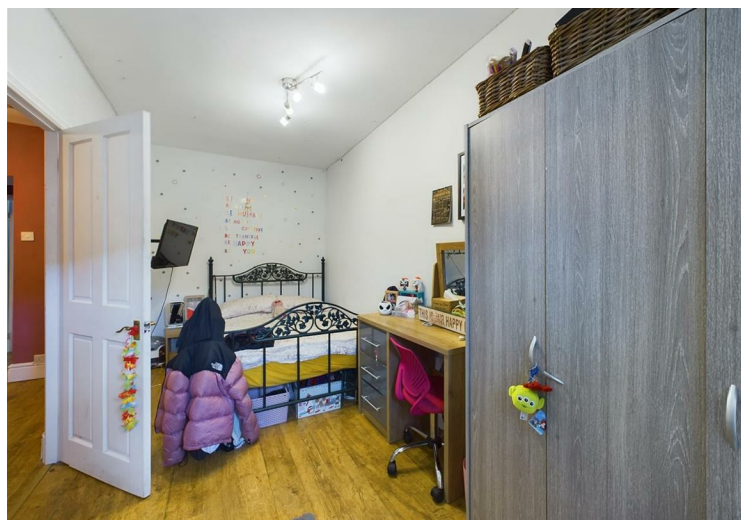
FAMILY BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4



DIRECTIONS

At our office turn left onto "Baptist Lane" then turn right at the junction. At the roundabout take the first turning off and follow the road to the next roundabout, taking the first turning off again. At the next roundabout take the third turning off signposted "Betws, Garnswllt". You will be driving up "Park Street", drive up the hill taking the first left signposted "Colonel Road", the property is situated in your right, number 11.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.