

Floor 1

Floor 2

Approximate total area⁽¹⁾
913.42 ft²
84.86 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.

GIRAFFE360

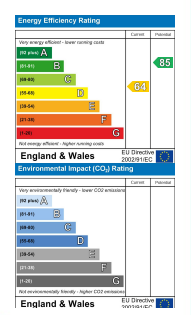


21 Betws Road, Betws, Ammanford, Carmarthenshire, SA18 2HE

- Terraced Property
- Two Reception Rooms
- Good-size Rear Garden
- Needs Some Updating
- Ideal F.T.B/Investment Property
- Three Bedrooms
- Downstairs Bathroom
- Chain-free!
- Convenient Location
- EPC RATING D

£125,000

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: 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
<https://www.facebook.com/westwalesproperties/>

Take on JHL/SC/2023/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.

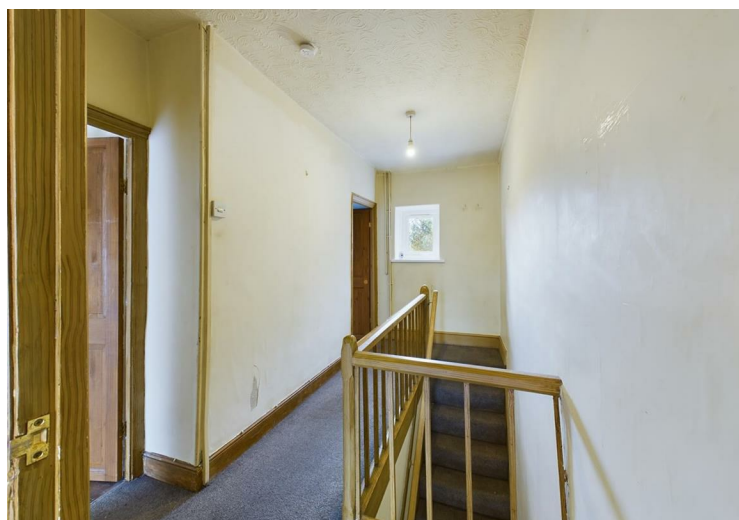
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Situated in Betws, on the outskirts of Ammanford town centre, we have new to the market this stone-fronted terrace property, chain-free and ready for occupancy! This three-bedroom terraced property is an ideal purchase for someone wanting to get on the property ladder and wanting to put their stamp on it. Requires general uplift throughout, and with a good-sized long garden to the rear, you can enjoy both internally and externally. Call today on 01269 596659. EPC RATING D.

Accommodation comprises a vestibule, hallway, lounge, sitting/dining room, kitchen, bathroom, utility room and three bedrooms. Externally to the rear is a good-sized long garden with a wooden shed at the bottom.

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.



VESTIBULE

HALLWAY

LOUNGE

12'2" (max) x 12'4" (max) (3.73 (max) x 3.76 (max))

DINING ROOM/SITTING ROOM

10'3" (max) x 12'10" (max) (3.14 (max) x 3.92 (max))

KITCHEN

12'7" (max) x 7'9" (max) (3.85 (max) x 2.37 (max))

INNER HALLWAY

BATHROOM

5'11" (max) x 7'6" (max) (1.82 (max) x 2.30 (max))

UTILITY ROOM

4'4" (max) x 7'9" (max) (1.34 (max) x 2.38 (max))

FIRST FLOOR-LANDING

BEDROOM 1

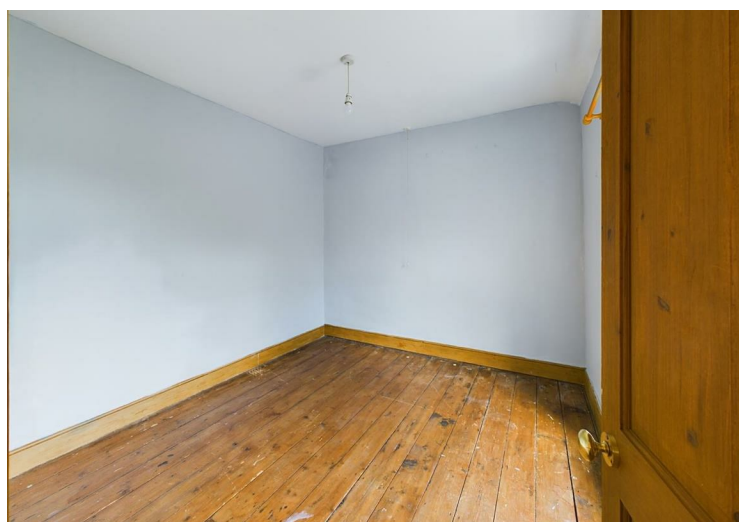
13'3" x 8'6" (4.06 x 2.60)

BEDROOM 2

9'1" x 9'10" (2.77 x 3.00)

BEDROOM 3

10'2" x 6'8" (3.12 x 2.04)



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 a right-hand bend onto "Betws Road". Follow the road along and the property will be on your right, number 21.

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