



## 21 Ffordd Y Glowyr

Betws, Ammanford, SA18 2FF

Offers in the region of £189,995





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## Entrance Hallway

Entrance is via a composite door, laminate flooring, smooth ceiling with 1 x light fitting and smoke alarm, 1 x radiator, doors leading to the downstairs w.c, kitchen/diner and lounge, staircase leading to the first floor.

## Downstairs W.C

7'2" x 3'4" (2.19m x 1.02m)

Featuring a low level flush cistern, pedestal wash hand basin, 1 x radiator, laminate flooring, 1 x uPVC double glazed window with obscured glass and fitted Venetian blinds, smooth ceiling with 1 x light fitting, fuse box, part wall tiles.

## Kitchen/Diner

11'8" x 7'9" (3.56m x 2.37m)

With modern and attractive wall and base units with complimentary worksurface over, integrated single oven, gas hob with splash back and extractor hood over, plumbing made ready for a washing machine, 1 1/2 sink and drainer unit with hot and cold mixer tap over, laminate flooring, smooth ceiling with 1 x light fitting, space for a fridge freezer, 1 x radiator, 1 x uPVC double glazed window to the front.

## Lounge

15'3" x 15'2" (4.67m x 4.63m )

Spacious lounge with laminate flooring, 1 x uPVC double glazed doors leading to the rear, 2 x uPVC

double glazed windows, storage cupboard, smooth ceiling with 2 x light fittings, 1 x radiator.

## Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the side, smooth ceiling with 1 x light fitting, 1 x smoke alarm, 1 x radiator, doors leading to bedrooms 1-3, family bathroom and storage cupboard.

## Bedroom 1 with en-suite

11'5" x 10'9" (3.50m x 3.30m)

Double bedroom with laid carpet, smooth ceiling with 1 x light fitting, 1 x radiator, 1 x uPVC double glazed window to the front, door leading to the en-suite.

## En-Suite

7'0" x 5'1" (2.15m x 1.55m )

Featuring an enclosed shower, low level flush cistern, pedestal wash hand basin, vinyl flooring, smooth ceiling with 1 x light fitting and extractor fan, 1 x uPVC double glazed window to the front with obscured glass, 1 x radiator.

## Bedroom 2

9'8" x 7'9" (2.96m x 2.38)

Double bedroom with laid carpet, 1 x radiator, smooth ceiling with 1 x light fitting and attic hatch, 1 x uPVC double glazed window to the rear.

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### Bedroom 3

9'2" x 7'2" (2.80m x 2.19m)

Double bedroom with laid carpet, 1 x radiator, smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the rear.

### Family Bathroom

7'9" x 4'11" (2.37m x 1.50m)

Featuring a panelled bath, low level flush cistern. part wall tiles, vinyl flooring, pedestal wash hand basin, smooth ceiling with 1 x light fitting and extractor fan, 1 x radiator.

### Externally

Externally and to the front there is a driveway providing off road parking for two vehicles, the property provides side access which leads to the enclosed rear garden which features laid lawn and small patio area. The rear enjoys many hours of sunshine in a quiet surrounding.

### Disclaimer

Disclaimer general information:

Services:

Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations.

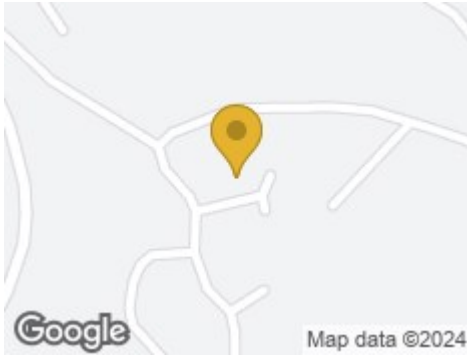
### Important information

These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries



## Road Map



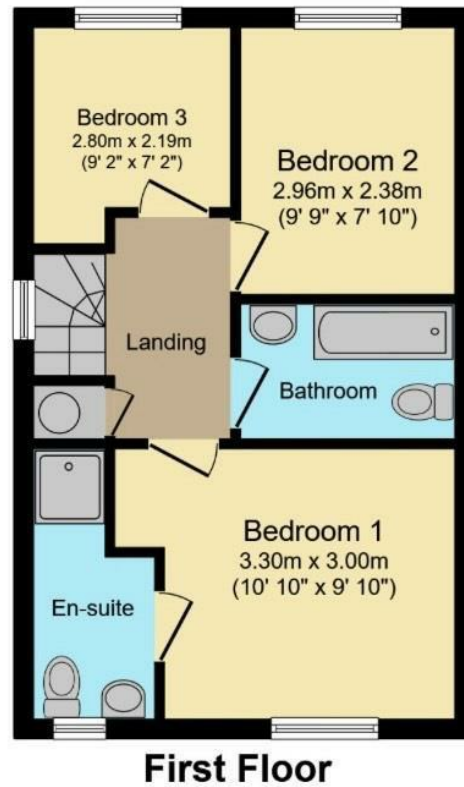
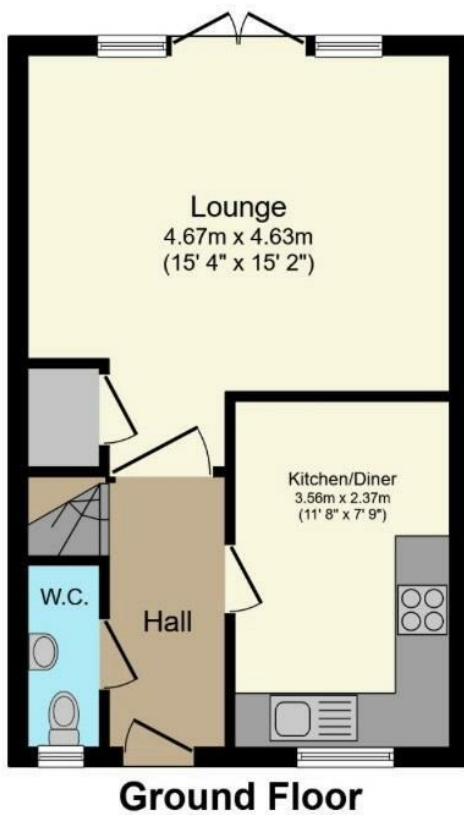
## Hybrid Map



## Terrain Map



## Floor Plan

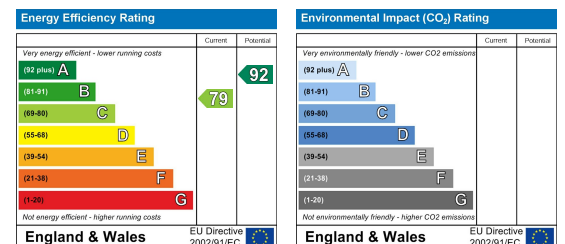


Total floor area 71.5 sq.m. (770 sq.ft.) approx

## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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