



Colonel Road, Betws, Ammanford, SA18

Offers In Region Of £175,000



Calow Evans
Estate Agents

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Colonel Road, Betws, Ammanford, SA18

A lovely three bedroom family home situated on a quiet no through road in the semi rural village of Betws. The property offers many internal features such as picture rails, traditional wood burner/stove, internal sash windows, walk-in pantry, original feature fireplaces in two bedrooms and the lounge making the property very comfortable and welcoming. Externally there is rear vehicle access to park the car although this has been used as an additional garden/play area however there is also potential to build a garage (stpp). The garden to the very rear is laid to lawn and enjoys views from the garden and patio, both are enclosed.

The village of Betws is situated at the foot of Betw Mountain and convenient to Ammanford town centre which offers good everyday shopping and leisure facilities. Access to the M4 motorway is via junction 49 at Pont Abraham. Internal viewing is recommended.





Entrance Hallway:

Stairs to first floor, dado rail, single panel radiator.

Lounge:

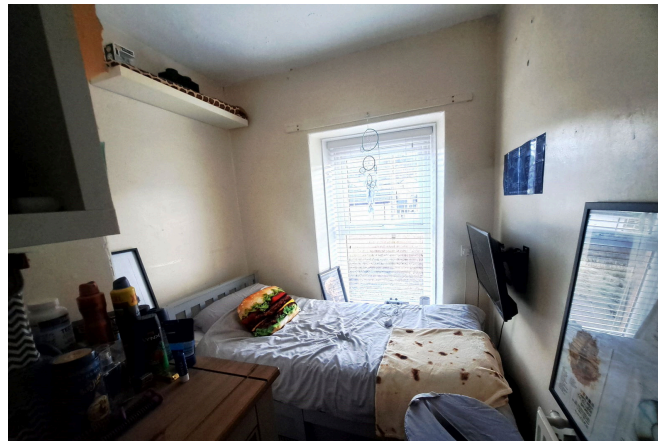
3.51m x 3.2m (11'6" to chimney breast x 10'6")

Double glazed window to front, feature cast iron fireplace with wooden surround, picture rail, double panel radiator.

Kitchen/Dining Room:

5.36m x 3.86m (17'7"/14'3" x 12'8")

Two internal single glazed windows, one with sliding sash and door to lean-to, traditional log fire and oven with wooden surround, built in glass display cupboards, picture rail, kitchen area fitted with base units, single bowl sink unit and draining board, Rangemaster cooker with 5 gas burners, double oven and grill, part tiled walls, wall mounted gas boiler providing domestic hot water and central heating, walk in pantry, double panel radiator.





Lean-To:

5.33m x 1.37m (17'6" x 4'6")

Two double glazed windows and double glazed glass panel door to rear, plumbing for washing machine and dishwasher.

Cloakroom:

WC with high level cistern, ceramic wash hand basin, part tiled walls.

First Floor Landing:

Single glazed sliding sash window to side.

Bedroom One:

3.96m x 3.56m (13'0" x 11'8"to chimney breast)

Double glazed window to front, picture rail, traditional fireplace with wooden surround, double panel radiator.

Bedroom Two:

3.51m x 3.18m (11'6"/9'9" x 10'5")

Double glazed window to rear, traditional fireplace with wooden surround, picture rail, double panel radiator.

Bedroom Three:

2.95m x 2.26m (9'8"/5'9" x 7'5")

Double glazed window to front, entrance to loft, double panel radiator.

Bathroom:

3.02m x 2.18m (9'11" x 5'6"/7'2")

Double glazed obscure window to rear, suite comprises bath with hand held shower unit, WC, pedestal wash hand basin, part tiled walls, recess with shelving, double panel radiator.

Externally:

The property is situated on a no through lane with just a few neighbouring properties, low maintenance frontage, side pedestrian access to the rear garden. An enclosed paved patio, gravelled area dividing the patio and rear garden which enjoys vehicle access over offering potential to build a garage (stpp) or park the car to the rear, please note the neighbouring properties also enjoys the same right of access, an enclosed garden with artificial lawned area leading down to the lawned garden and garden shed, outside tap, views to the rear.

Services:



Tenure:

Freehold.

Council Tax:

C.

Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.

Directions:

From our Ammanford office proceed to the traffic lights and bear right onto Wind Street. Take the first left exit on the roundabout and proceed towards Tesco's. On reaching the roundabout at Tesco's take the first left exit and turn right on the next roundabout and proceed up the hill. On reaching the right hand bend bear left onto Colonel Road and follow the road whereby the property will be located on the left hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

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