



Ffordd Y Glowyr, Betws, Ammanford, SA18 2FF

£210,000



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)



## Ffordd Y Glowyr, Betws, Ammanford, SA18 2FF

This beautifully presented home is located in a cul-de-sac within the popular development in Betws. The three-bedroom semi-detached house features a ground floor cloakroom, an en-suite bathroom in the master bedroom, and a family bathroom on the first floor. It is equipped with gas-fired central heating and double glazing. Externally, the property boasts a pleasant enclosed rear garden and a side driveway that provides off-road parking for two cars.

The village of Betws is situated on the outskirts of Ammanford town centre which offers good shopping and leisure facilities. Ease of access to the M4 motorway is via junction 49 at Pont Abraham.







## Accommodation:

### Entrance Hall

Laminate flooring, radiator, stairs to first floor.

### Kitchen

3.58m x 2.36m (11'9" x 7'9")

Double glazed window to front, fitted with a range of wall & base units, built in electric oven, gas hob, extractor fan over, cupboard housing gas boiler providing domestic hot water & central heating, radiator, laminate flooring.









## Lounge Diner

4.42m x 4.7m (14'6" x 15'5"/11'9")

Double glazed French doors to rear, radiator, storage cupboard, laminate flooring.

## First Floor Landing

Double glazed window to side, storage cupboard.

## Bedroom One

3.58m x 3.33m (11'9" x 10'11"/7'1")

Double glazed window to front, radiator, door to:

## En-suite

Double glazed window to front, radiator, electric shower in enclosure, WC, pedestal wash hand basin.

## Bedroom Two

3.2m x 2.44m (10'6" x 8'0")

Double glazed window to rear, radiator.

## Bedroom Three

2.82m x 2.18m (9'3" x 7'2")

Double glazed window to rear, single panel radiator.

## Bathroom

Suite comprising panelled bath, WC, pedestal wash hand basin, single panel radiator.

## Externally

Off road parking to the side of the property for two vehicles, side pedestrian access to an enclosed rear garden comprising paved patio area, lawned area.

## Services

We are advised that mains services are connected.





## Tenure

Freehold

## Council Tax

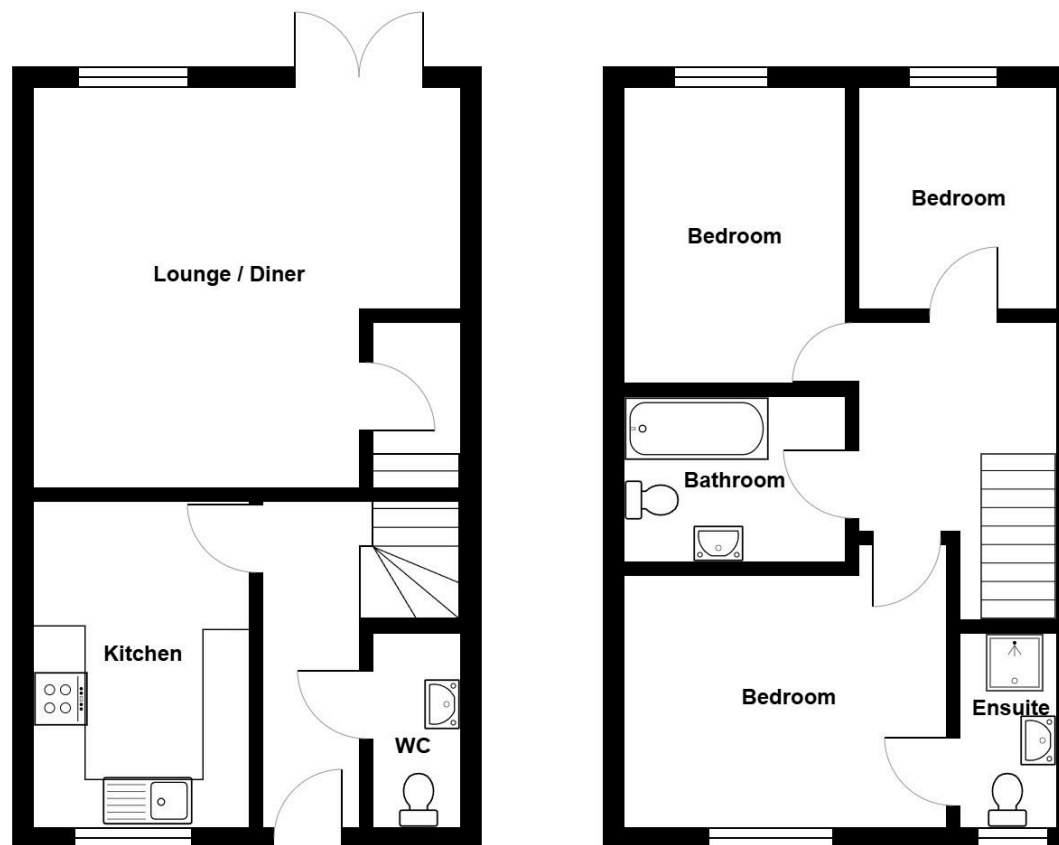
Band C

## Broadband/Mobile Phone Coverage

We are advised that superfast broadband and mobile phone coverage is available in this area.

## 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.



All measurements are approximate and for display purposes only



### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128