



Heol Y Felin, Betws, Ammanford, SA18

Offers In Region Of £169,950



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Heol Y Felin, Betws, Ammanford, SA18

This deceptively spacious mid-terrace property features four reception rooms and three bedrooms, located in the popular village of Betws. Recently refurbished, this home is ideal for families due to its convenient location. It includes a ground floor utility room and cloakroom, as well as a bathroom on the first floor. The property benefits from gas-fired central heating and double glazing. Externally, there is off-road parking at the front and an enclosed rear garden that backs onto playing fields.

The village itself is located on the outskirts of Ammanford town centre which offers good shopping and leisure facilities to include riverside walks and cycle paths. Access to the M4 motorway would be via junction 49 at Pont Abraham.





Entrance Hallway:

Stairs to first floor, single panel radiator.

Sitting Room:

3.4m x 3.23m (11'2" x 10'7")

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

Lounge:

3.58m x 3.38m (11'9" x 11'1")

Double glazed window to rear, feature fireplace with wooden surround, alcoves with shelving, double panel radiator.





Kitchen:

3.89m x 2.74m (12'9"/11'9" x 9'0")

Double glazed window to side, fitted with wall and base units, cooker space, single bowl sink unit and draining board, plumbing for washing machine and dishwasher, understairs storage cupboard, part tiled walls, (no radiator).

Dining Room:

4.01m x 3.51m (13'2" x 11'6")

Double glazed window to side, double panel radiator.

Rear Hall:

Double glazed glass door to side.

Cloakroom/Utility

WC, pedestal wash hand basin, worktop, double panel radiator.

Second Sitting Room

3.53m x 3.02m (11'7" x 9'11")

Double glazed window to rear, single panel radiator.

First Floor Landing:

Entrance to loft, single panel radiator.

Bedroom One:

3.96m x 2.77m (13'0"/12'0" x 9'1")

Single glazed window to rear, double panel radiator.

Bedroom Two:

3.61m x 2.69m (11'10" x 8'10" to chimney breast)

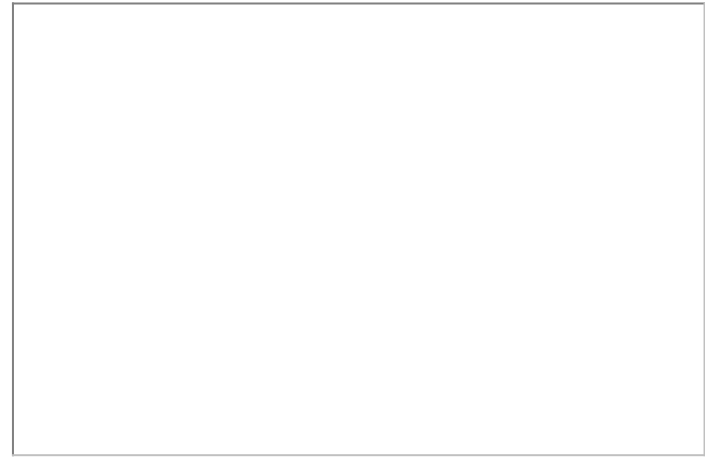
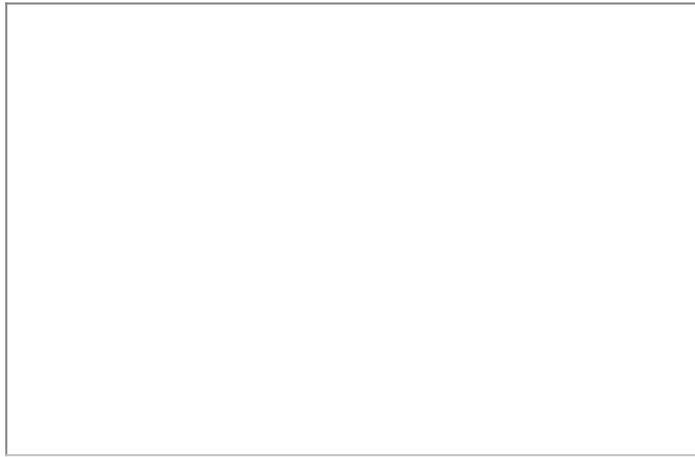
Single glazed window to front, arch to bedroom three, double panel radiator.

Bedroom Three:

2.62m x 1.85m (8'7" x 6'1")

Single glazed window to front, opening to bedroom two, (no radiator).



**Bathroom:**

3.07m x 3.1m (10'1"/6'9 x 10'2")

Double glazed window to rear, suite comprises panelled bath, WC, pedestal wash hand basin, cupboard housing gas boiler providing domestic hot water and central heating (with the exception of two rooms), double panel radiator.

Externally:

Small frontage offers potential for off road parking(stpp). Good sized mature rear garden, paved patio and lawned area, storage shed. The garden backs onto Betws recreational grounds. We have been informed the property has the benefit of pedestrian access across the neighbours property.

Services:

All mains services are connected.

Tenure:

Freehold (tbc).

Council Tax Band:

B.

Directions:

From our office in Ammanford proceed to the traffic lights bearing right onto Wind Street. Proceed to the roundabout and take the first exit, continue straight through the next roundabout in the direction of Tesco's. Take the first exit on the roundabout and then the second right exit at the next roundabout signposted Betws. Continue up the hill and when reaching the sharp right hand bend turn left onto Colonel Road. Proceed on this road taking the right turning onto Heol Y Felin 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

01269 543 128