



Ffordd Y Glowyr, Betws, Ammanford, SA18

Offers In Region Of £299,950



Calow Evans
Estate Agents

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Ffordd Y Glowyr, Betws, Ammanford, SA18

A beautifully presented and tastefully decorated detached property situated in a cul-de-sac location on a popular development in the village of Betws. The property offers three bedroom accommodation, the master bedroom being en-suite and benefits from a ground floor WC and first floor family bathroom also benefiting from a sunlounge to the rear. There is ample parking, detached garage and a well maintained enclosed garden.

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.





Entrance Porch:

Laminate flooring.

Entrance Hallway:

Stairs to first floor, understairs storage cupboard, dado rail, single panel radiator.

Cloakroom:

Double glazed obscure window to rear, back to wall toilet, wash hand basin in vanity unit, tiled floor, single panel radiator.





Kitchen/Dining Room:

5.64m x 2.72m (18'6" x 8'11")

Double glazed window to front, double glazed French doors to rear, tiled floor, single bowl sink unit and draining board, integrated dishwasher, induction hob with extractor fan over, cupboard housing gas boiler providing domestic hot water and central heating, eye level oven and grill, cupboard housing washing machine, under pelmet lighting, vertical wall mounted radiator.

Lounge:

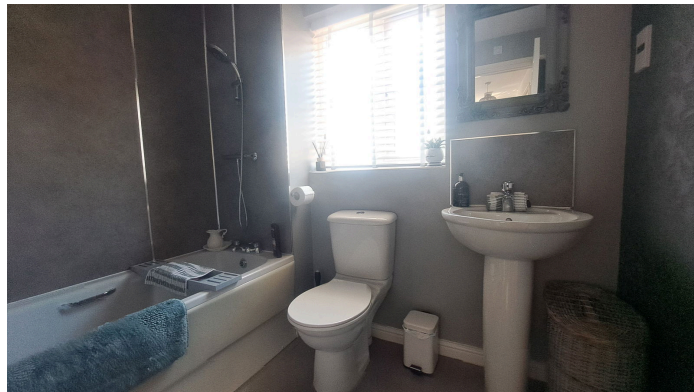
5.66m x 3.15m (18'7" x 10'4")

Double glazed window to front, double glass panel door to rear, feature fireplace with coal effect electric fire, two single panel radiators.

Sun Lounge:

3.86m x 2.57m (12'8" x 8'5")

Double glazed French doors to rear, vertical wall mounted radiator.



First Floor Landing:

Double glazed window to rear, airing cupboard housing cylinder tank.

Bedroom One:

3.33m x 3.18m (10'11" x 10'5")

Double glazed window to rear, single panel radiator.

En-Suite:

2.84m x 2.16m (9'4" x 4'9"/7'1")

Double glazed obscure window to front, combined WC and counter top wash hand basin, shower enclosure with tiled splashback, tiled floor, single panel radiator.



Bedroom Two:

Double glazed window to front, single panel radiator.

Bedroom Three:

2.77m x 1.93m (9'1" x 6'4")

Double glazed window to front, built in wardrobe, single panel radiator.

Bathroom:

2.26m x 1.91m (7'5" x 5'5"/6'3")

Double glazed window to front, suite comprises panelled bath and shower over, WC, pedestal wash hand basin, splashback boarding, single panel radiator.





Externally:

Tarmacadam driveway and side lawned garden, detached garage with up and over door, side pedestrian access to a well maintained level rear garden mainly laid to lawn, fruit trees, paved patio.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

D.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the 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.

**Address**

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Ammanford, SA18 3AF

Office Contact

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