



Ffordd Y Glowyr, Betws, Ammanford, SA18 2FF

Offers In Region Of £195,000



Calow Evans
Estate Agents

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A delightful three-bedroom semi-detached residence, situated within a sought-after residential development in the popular village of Betws, on the outskirts of Ammanford town centre. This well-presented home offers well-planned accommodation, ideal for first-time buyers or small families. The ground floor comprises an inviting entrance hall, cloakroom, and a modern fitted kitchen/dining area, complemented by a comfortable living room. To the first floor are three bedrooms, including a master bedroom with en-suite facilities, together with a family bathroom. The property benefits from gas-fired central heating and double glazing throughout. Externally, there is a side driveway providing ample off-road parking and a good-sized rear garden.





Accommodation:

Entrance Hallway

Laminate flooring, single panel radiator.

Cloakroom

Double glazed window to front, WC, pedestal wash hand basin, radiator.





Kitchen

3.58m x 2.36m (11'9" x 7'9"/7'1")

Double glazed window to front, radiator, fitted with a range of wall & base units, sink & draining board unit, built in electric oven, gas hob, extractor fan over, plumbing for washing machine, laminate flooring.

Lounge Diner

4.93m x 4.65m (16'2" x 15'3"/11'7")

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

First Floor Landing

Double glazed feature window to side, cupboard housing hot water tank.

Bedroom One

3.56m x 3.3m (11'8"/7'9" x 10'10")

Double glazed window to front, radiator, door to:

Ensuite

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

Bedroom Two

3.12m x 2.34m (10'3" x 7'8")

Double glazed window to rear, radiator.

Bedroom Three

2.82m x 2.24m (9'3"/6'10" x 7'4")

Double glazed window to rear, radiator.

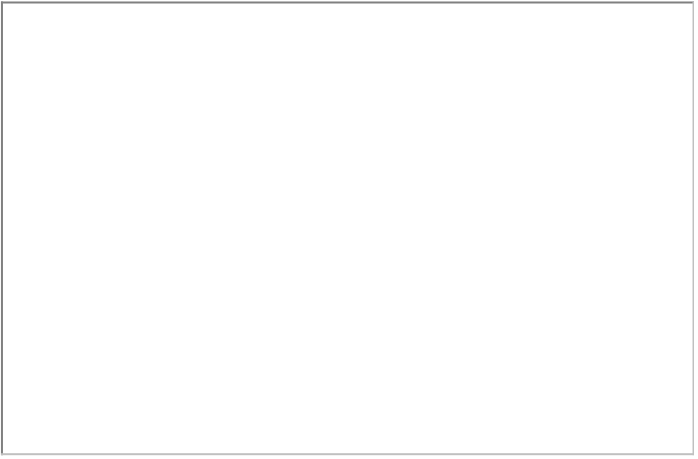
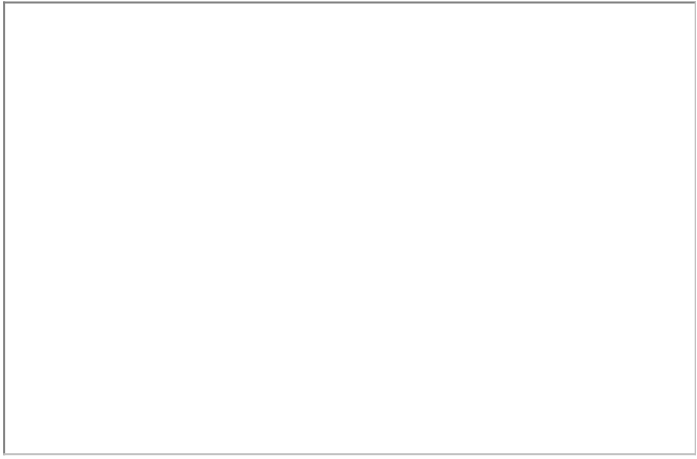
Bathroom

Suite comprising panelled bath, WC, pedestal wash hand basin, part tiled walls, radiator.

Externally

Side driveway providing parking for two cars, side pedestrian access to an enclosed rear garden mainly laid to lawn with decked area.





Services

We are advised that mains services are connected.

Broadband & Mobile Phone Coverage

We are advised that super-fast broadband & mobile phone coverage is available in the area.

Tenure

Freehold

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.

Council Tax

Band C



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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