

FREEHOLD



House - Detached (EPC Rating: C)

**110 FFORDD Y GLOWYR, BETWS, SA18  
2FG**

Offers In The Region Of

**£249,500**

**THOMAS**  
& THOMAS  
estate agents



# 3 Bedroom House - Detached located in Betws

Thomas & Thomas are delighted to offer For Sale this 3 Bedroom Detached Home located within a quiet cul-de-sac on a popular estate in the small village of Betws, approximately one mile from Ammanford Town Centre with all its amenities for schooling, shopping, leisure activities and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation offers a lounge, kitchen/Diner and cloakroom located on the ground floor with 3 bedrooms (one en-suite) and family bathroom on the first floor. There is a good sized private rear garden ideal for families and driveway leading to a single garage. The property benefits from gas central heating and uPVC double glazing. Council Tax band - E. Freehold. EPC-C78. VIEWING RECOMMENDED

## Ground Floor

With front entrance door leading into.....

### Entrance Hall

With radiator, "Karndean" flooring, stairs to first floor with under stairs cupboard for storage.

### Cloakroom

With radiator, Karndean flooring, low level flush WC, pedestal wash hand basin, part tiled walls and window to the side of the property.

### Kitchen/Diner

18'6" x 9'1"

Fitted with a range of modern wall and base units, one and a half bowl sink unit with mixer taps, plumbing for automatic washing machine, gas hob with electric oven below and extractor fan above, Karndean flooring, under pelmet lighting, spotlights, cupboard housing boiler providing domestic hot water and central heating and radiator. French Doors lead out to the rear of the property whilst the window is to the side of the property.

### Lounge

18'6" x 10'5"

Offering a good size lounge with two radiators, Karndean flooring with windows opening onto the front and side of the property.

## First Floor

### Landing Area

With radiator, airing cupboard housing cylinder tank and window to the side of the property.

### Master Bedroom

15'8" x 10'5"

A good size bedroom offering built-in wardrobes, radiator and window to the side of the property.

### En-Suite

With low level flush WC, pedestal wash hand basin, shower cubicle, radiator and window to the front of the property.

### Bedroom 2

11'10" x 9'1"

With radiator and window to the side of the property.

### Bedroom 3

9'1" x 6'5"

With radiator and window to the rear of the property.

### Family Bathroom

7'6" x 6'2"

Suite consists of a low level flush WC, pedestal wash hand basin, panelled bath with overhead shower, part tiled walls, radiator and window to the side of the property.

### External

Front: Located in a cul-de-sac with gravel and lawned area offering potential to extend the property.

Rear: There is a good sized enclosed rear garden which mainly laid to lawn with paved patio area and to the side there is a driveway offering parking for two vehicles leading to a single garage with up and over door.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

- Band E

### TENURE

Freehold

### NOTE

All photographs have been taken with a wide angle



lens.

Any appliances and services listed on these details have not been tested.

#### **VIEWINGS**

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

#### **SOCIAL MEDIA**

Follow us on Facebook: Thomas & Thomas Estate Agents  
Follow us on Instagram and X: ThomasThomas\_EA

#### **Directions**

Leave Ammanford on High Street and at the junction turn right then first left into Maesquarre Road. Proceed through the crossroads then turn left into Ffordd Y Glowyr, continue into the estate and when the road continues to the right and left, take the right hand side road and the property can be located on right hand side and identified by our For Sale Board.



Ground Floor



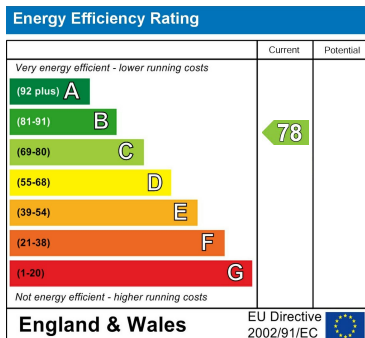
First Floor



Council Tax Band

**E**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

