



House - Detached (EPC Rating: C) Freehold

# FFORDD Y GLOWYR, BETWS, AMMANFORD, SA18 2FG

Offers In The Region Of

## £320,000

# 4 Bedroom House - Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this Immaculate Detached home located on an estate in the popular village of Betws just over a mile from Ammanford Town Centre with all it's amenities for shopping, leisure, schooling and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises, entrance hall, two reception rooms, kitchen and cloakroom on the ground floor with 4 bedrooms (one en-suite) and family bathroom located on the first floor. Externally there is a small artificial lawned area to the front, to the rear of the property there is a driveway and single garage, rear garden laid with artificial lawn and porcelain anti-slip patio area. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band -E. Freehold. EPC-C78. VIEWING HIGHLY RECOMMENDED.

## Ground Floor

With front entrance door leading into...

### Entrance Hall

With stairs to first floor, under stairs cupboard, coved ceiling and ceramic tile flooring. Double doors leading into...

### Lounge

22'5" x 11'3"

With radiator, feature fireplace, coved ceiling, luxury vinyl flooring and spotlights. Wiring for a cinema surround sound system. Large window to the front with automated blinds and French Doors leading to the rear of the property.

### Dining Room

10'3" x 8'8"

With radiator, coved ceiling, luxury waterproof vinyl flooring and window to the front with automated blinds.

### Kitchen

13'4" x 12'8"

With a range of modern base and wall units, one and a half bowl stainless steel sink unit with mixer taps, gas hob with extractor above, stainless steel splashback, Bosch oven below, integrated dishwasher, washing machine and fridge/freezer. Wall mounted gas boiler providing domestic hot water and central heating, radiator, coved ceiling and window overlooking the rear, with a door to the side.

### Cloakroom

With low level flush WC, pedestal wash hand basin, extractor fan, radiator, coved ceiling, part tiled walls and window to the rear of the property.

## First Floor

### Landing

With hatch to roof space, airing cupboard and coved ceiling.

## Master Bedroom

13'0" x 11'3"

With radiator, coved ceiling and window to the front of the property.

### En-suite

With low level flush WC, pedestal wash hand basin, shower cubicle, coved ceiling, extractor fan, part tiled walls and window to the front of the property.

### Bedroom 2

14'0" x 10'4"

With radiator, coved ceiling and window to the front.

### Bedroom 3

11'3" x 8'9"

With radiator, coved ceiling and window to the rear.

### Bedroom 4

8'9" x 8'7"

With radiator, coved ceiling and window to the rear.

## Family Bathroom

7'2" x 5'10"

With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower and glass screen, extractor fan, part tiled walls and window to the rear of the property.

## External

Front: With level artificial lawn to front and path leading to front entrance door. Driveway to the side of the property.

External: The fully enclosed south-west facing rear garden boasting artificial grass, anti-slip porcelain paving and tiered landscaped low maintenance garden bank with mature shrubs. A semi-detached garage (5m x 2.5m), featuring an up-and-over door, carpeting, electricity and an alarm system.





### 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

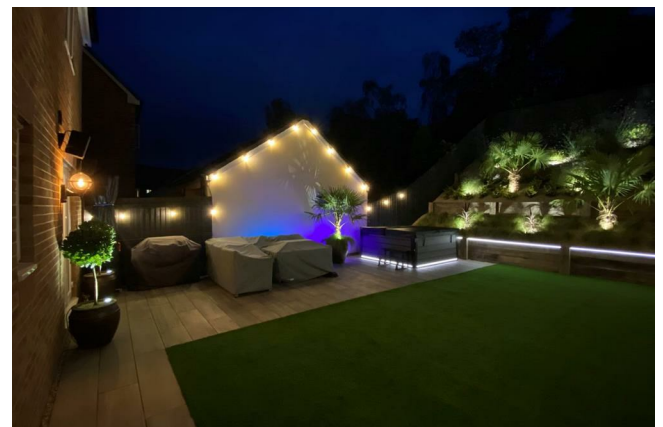
By appointment with the selling agent on 01269 597949 or email [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

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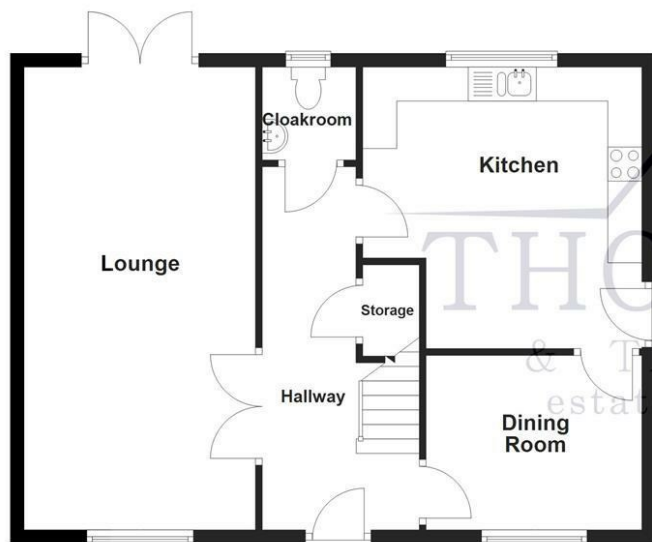
### Directions

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, take the first turning right,



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,  
CARMARTHENSHIRE, SA18 3AB

Ground Floor



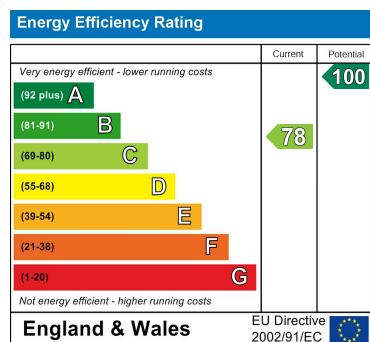
First Floor



Council Tax Band

**E**

Energy Performance Graph



Call us on

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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.

