



38 Ffordd Y Glowyr, Betws, Ammanford, SA18 2FG

Offers in the region of £330,000

We have pleasure in offering for sale this modern, detached house set on a popular estate within approximately 1 mile of Ammanford town centre. Accommodation comprises entrance hall, lounge, sitting room, kitchen, downstairs WC, 4 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and enclosed rear garden.

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and tiled floor. Double doors to

Lounge

22'5" x 11'3" (6.85 x 3.45)



with waterproof vinyl flooring, radiator, coved ceiling with downlights, cabled ready for Dolby Atmos 5.1.2 surround sound and uPVC double glazed French doors to rear and window to front with automated blinds.

Kitchen

13'6" x 12'9" (4.12 x 3.91)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with

extractor over and oven under, integrated automatic washing machine, integrated automatic dishwasher, integrated fridge freezer, wall mounted gas boiler providing domestic hot water and central heating, radiator, tiled floor and uPVC double glazed window to rear.

Downstairs WC

4'7" x 3'5" (1.42 x 1.06)



with low level flush WC, vanity wash hand basin, part tiled walls, radiator, extractor fan, laminate floor and uPVC double glazed window to rear.

Sitting/Dining Room

8'8" x 10'5" (2.66 x 3.2)



with radiator and uPVC double glazed window to front with automated blinds.

First Floor

Landing

with built in airing cupboard with hot water cylinder.

Bedroom 1

13'1" x 11'4" (4.01 x 3.47)



with radiator and uPVC double glazed window to front.

En Suite

4'0" x 6'0" (1.24 x 1.84)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, part tiled walls, radiator, extractor fan and uPVC double glazed window to front.

Bedroom 2

13'1" x 10'5" (4.01 x 3.18)



with radiator and uPVC double glazed window to front.

Bedroom 3

9'0" x 11'4" (2.75 x 3.47)



with radiator and uPVC double glazed window to rear.

Bedroom 4

8'11" x 8'10" (2.74 x 2.70)



with radiator and uPVC double glazed window to rear.

Bathroom

5'8" x 7'6" (1.73 x 2.3)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, part tiled walls, extractor fan, shaver point and uPVC double glazed window to rear.

Outside



with artificial grass area to front, tarmac drive to side leading to access to private rear garden with land drainage, double power socket, outside tap, hot tub electric point and drainage area, level garden area with porcelain wood effect patio, artificial grass area and tiered landscaped bank with oak sleepers and smart controlled feature lighting.

Garage

with up and over door with power and light connected, painted and alarmed.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band E

NOTE

All photographs are provided by the vendor.

Directions

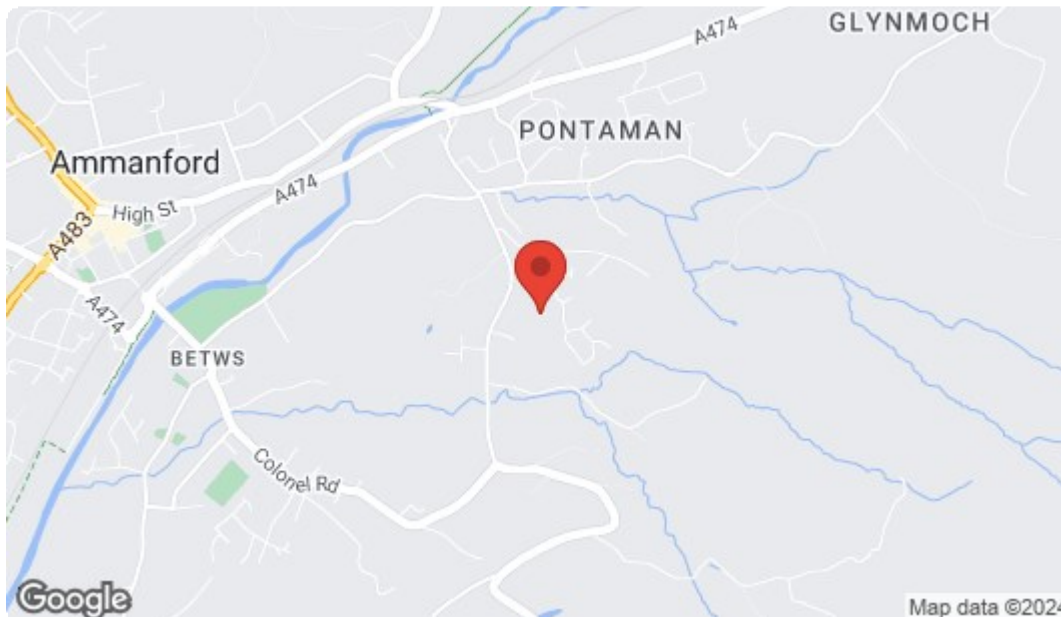
Leave Ammanford on High Street and at the T Junction turn right, then left into Maesquarre Road. Turn second left into Ffordd Y Glowyr, then right, follow the road up and turn first right, follow the road round and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.