



## **Serenissima Heol Y Felin, Betws, Ammanford, SA18 2HL**

**Offers in excess of £325,000**

A detached split level bungalow conveniently located in the village of Betws within one mile of Ammanford town centre with its range of schooling, shopping and transport facilities.

Accommodation comprises entrance hall, study, lounge, dining room, kitchen, utility room, bathroom and 3 bedrooms one with en suite. The property benefits from gas central heating, mostly double glazing, off road parking and surrounding gardens with extra garden area to the right hand side (see plan).



## Covered entrance porch

Glazed door and side panel into

## Entrance hall



With radiator, tiled floor, textured and covered ceiling.

## Study

7'9" x 7'6" (2.38 x 2.29)

With 3 single glazed windows to front.

## Dining area

11'6" x 12'9" (3.53 x 3.89)



With wrought iron gates leading to dining area and lounge, vaulted tongue and groove ceiling, slate tiled floor, skirting radiator, wrought iron railings steps down to lounge and aluminium frame double glazed patio doors to front.

## Lounge

15'8" x 21'7" (4.79 x 6.59)



With gas fire, skirting radiators, double glazed window to side and uPVC double glazed patio doors to rear.

## Kitchen

9'8" x 15'3" (2.97 x 4.66)

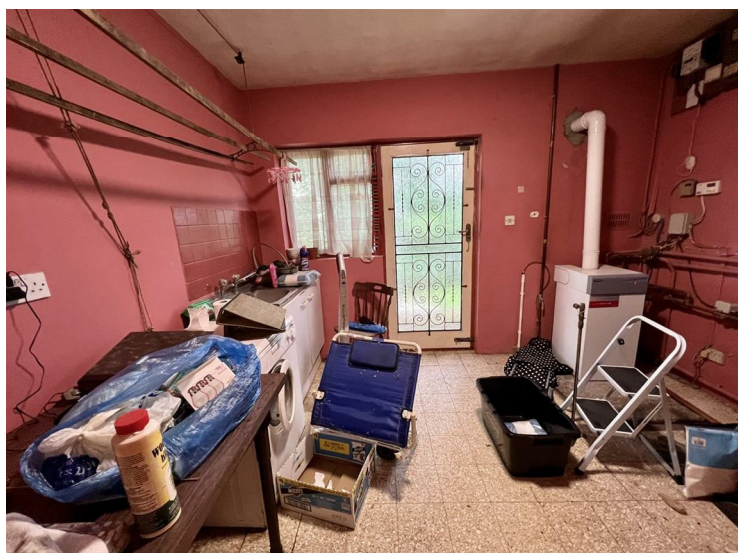


With range of base and wall units, stainless steel double sink unit with mixer taps, 4 ring electric hob, built in double oven, part tiled walls, tiled floor, radiator, tongue and groove ceiling, double glazed window to rear.



## Utility room

9'8" x 11'5" (2.97 x 3.49)



With base units, stainless steel single drainer sink unit, freestanding gas boiler providing domestic hot water and central heating, airing cupboard with hot water cylinder, part tiled walls, tiled floor, textured ceiling, hatch to roof space, double glazed window to rear and glazed door to rear.

## Bathroom

7'4" x 10'6" (2.25 x 3.22)



with low level flush WC, wash hand basin, panelled bath with shower attachment taps, bidet, work surface, tiled walls, tiled floor, textured ceiling, extractor fan, radiator and 2 double glazed windows to rear.

## Bedroom 1

13'8" x 10'7" (4.18 x 3.23)



with built in wardrobes, wood floor, radiator, tongue and groove ceiling and double glazed window to front.

## En Suite

6'0" x 7'1" (1.85 x 2.18)



with low level flush WC, bidet, wash hand basin, shower with electric shower, shaver light/point, tiled walls, radiator, extractor fan, tongue and groove ceiling and double glazed window to side.



## Bedroom 2

13'8" x 10'6" (4.18 x 3.22)



with laminate floor, radiator, textured ceiling and double glazed window to front.

## Bedroom 3

13'8" x 10'6" (4.18 x 3.21)



with wood floor, radiator, textured ceiling and double glazed window to front.

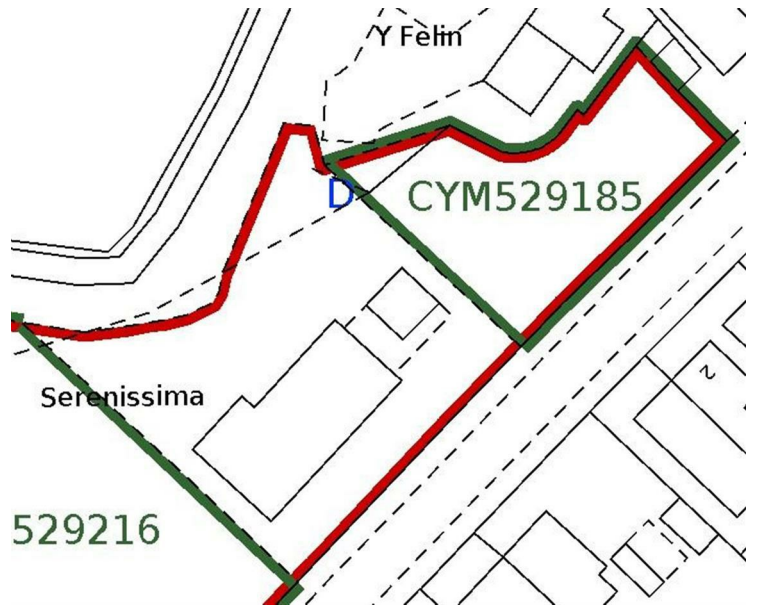
## Outside



Carport and parking for 2 cars, shed attached. Front garden with mature shrubs

and bushes. Rear garden, bordered by a stream, and in need of some cultivation. Side garden with trees and shrubs. (See plan).

## Plan



## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

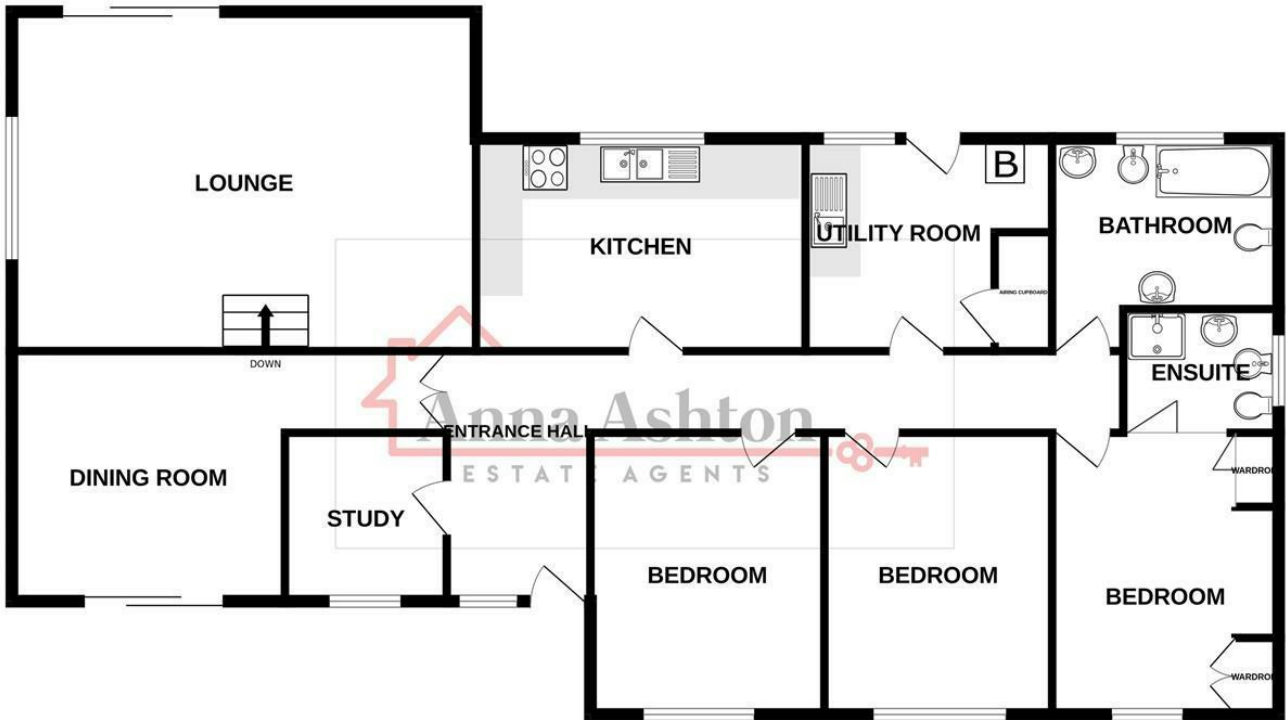
## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on Wind Street and at the traffic lights turn left. Proceed over the first roundabout, left at the second roundabout then right at the third roundabout. Proceed over the river bridge and up the hill. Continue straight on into Colonel Road and turn right into Heol Y Felin and the property can be found on the right hand side.

# GROUND 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                     |  |                         |           |
| (92 plus) A   |  |                         | 95        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 59                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

Please note:

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