



**92 Ffordd Y Glowyr, Betws, Ammanford, SA18 2FG**

**Offers in the region of £305,000**

We are delighted to offer for sale this modern detached house located off a small side road in this popular estate of mixed style properties. With no passing traffic and a larger than average garden (part steeply sloping) viewing is highly recommended.

Accommodation comprises entrance hall, cloakroom, lounge, kitchen with dining area, sitting room, 4 double bedrooms (one with en suite) and bathroom and benefits from gas central heating uPVC double glazing, single car garage and parking for 2 cars. There is also a front garden that would accommodate further parking if required.



## Ground Floor

Entrance door into

### Entrance hall

with tiled floor, stairs to first floor, under stairs cupboard, radiator and double doors to:

### Lounge

22'5" x 11'4" (6.85 x 3.46)



with 2 radiators, uPVC double glazed window to front and uPVC double glazed French doors to rear.

### Sitting room

8'8" x 10'4" (2.65 x 3.15)



with radiator and uPVC double glazed window to front.

## Cloakroom

4'7" x 3'5" (1.41 x 1.06)



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

## Kitchen with dining area

13'5" max x 12'9" max (4.11 max x 3.91 max)



with range of Wren modern fitted wall and base units, one and a half bowl porcelain sink with mixer taps, 4 ring Induction hob with extractor over and oven under, integrated dishwasher, plumbing for automatic washing machine, laminate floor, radiator, uPVC double glazed window to rear and uPVC double glazed door to side.

## First Floor



## Landing

with airing cupboard with hot water cylinder.

## Bedroom 1

13'1" x 11'3" (3.99 x 3.43)



with radiator and uPVC double glazed window to front.

## En Suite

4'1" x 5'4" (1.27 x 1.65)



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

## Bedroom 2

13'1" x 10'5" (4 x 3.18)



with radiator and uPVC double glazed window to front.

## Bedroom 3

9'1" x 11'3" (2.77 x 3.44)



with radiator and uPVC double glazed window to rear.

## Bedroom 4

9'0" x 8'10" (2.75 x 2.71)



with radiator and uPVC double glazed window to rear.

## Bathroom

5'6" x 7'6" (1.7 x 2.31)



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

## Outside



Tarmac driveway with parking for 2 cars leading to garage with up and over door and power and light connected. Lawned garden to front and side pedestrian access to rear with level lawned garden and patio area, further sloping garden with range of trees to include apple trees. Outside tap and outside sockets.

## Services

Mains water, electricity, gas and drainage.

## Council Tax

Band E.

## Directions

Leave Ammanford on High Street and at the junction turn right then first left onto Maesqaurre Road. Proceed past the crossroads then turn left into Ffordd Y Glowyr, turn first right and travel to the green grassed area. Turn right then immediate right onto a small driveway and number 92 can be found in the top corner.

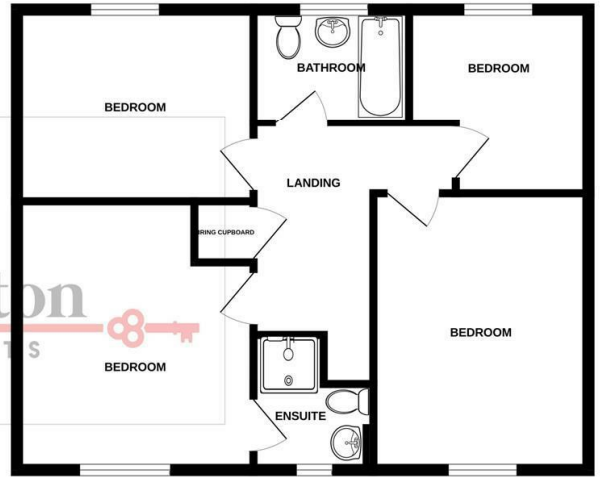
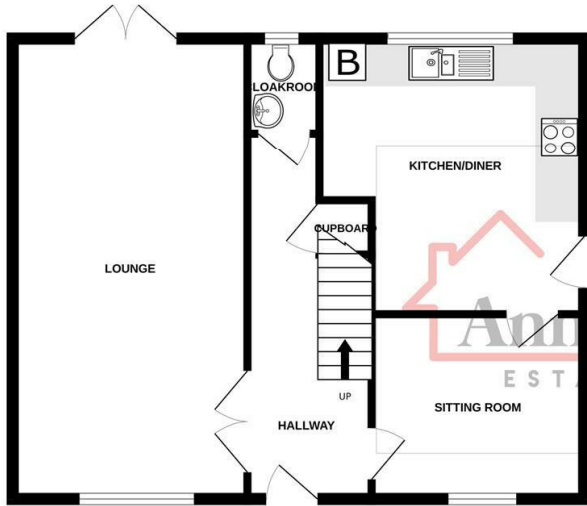
## NOTE

All photographs are taken with a wide angle lens.

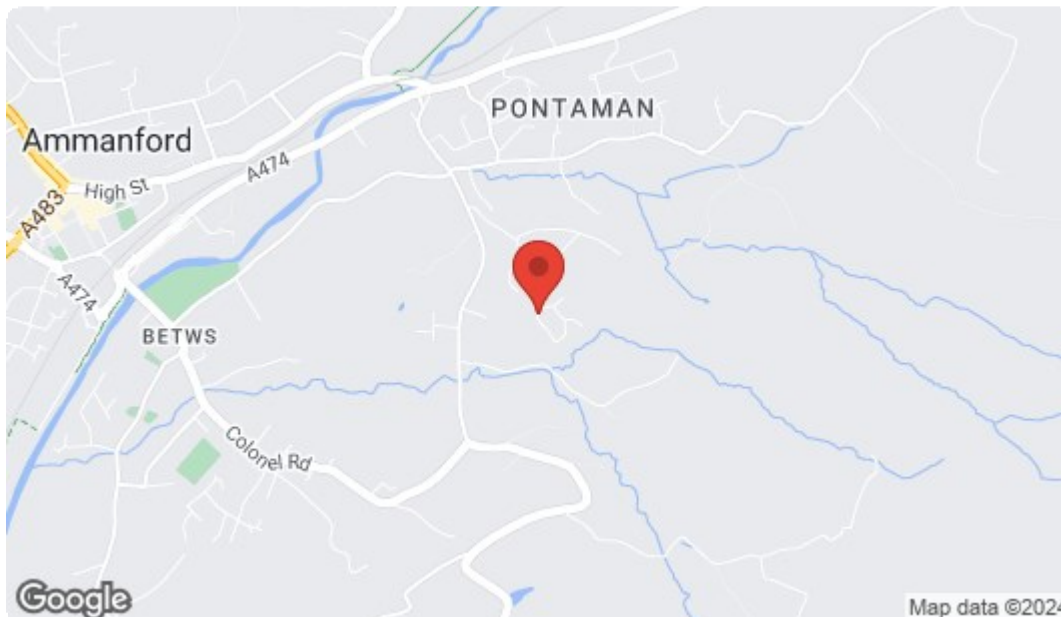


GROUND FLOOR

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			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(55-68) D			
(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.