



## **4 Parc Bwtrimawr, Betws, Ammanford, SA18 2EZ**

**Offers in the region of £325,000**

A detached bungalow set in a quiet cut de sac location, in a popular estate of mixed style properties in the village of Betws, within one mile of Ammanford town centre with its range of shopping, schooling and transport facilities.

Accommodation comprises entrance hall, lounge, dining room, sitting room, 2 double bedrooms (one with en suite) and bathroom. The property benefits from gas central heating, double glazing, off road parking and enclosed rear garden.

## Ground Floor

Hardwood entrance door to

### Entrance Hall

with built in cupboard, laminate floor, radiator and textured and coved ceiling.

### Lounge

13'11" x 17'0" (4.25 x 5.19)



with electric fire in future surround, radiator, textured and coved ceiling and uPVC double glazed window to front.

### Bedroom 2

11'7" x 10'9" (3.54 x 3.30)



with built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

## Bedroom 1

14'0" x 10'9" (4.28 x 3.30)



with fitted wardrobes and dresser, built in cupboard with hanging rail and shelving, radiator, textured and coved ceiling and uPVC double glazed window to rear.

### En Suite

6'10" x 5'4" (2.10 x 1.64)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, tiled walls, radiator, extractor fan, textured and coved ceiling and Hardwood double glazed window to rear.

### Bathroom

10'4" x 5'10" (3.15 x 1.80)

with low level flush WC, pedestal wash hand basin, panelled bath with shower

attachment taps, tiled walls, extractor fan, shaver point, built in airing cupboard with slatted shelves and radiator, radiator, textured and coved ceiling and Hardwood double glazed window to rear.

textured and coved ceiling and Hardwood double glazed window and door to rear.

### Dining Room

14'0" x 10'7" (4.28 x 3.23)



with electric fire in feature surround, laminate floor, radiator, textured and coved ceiling and Hardwood double glazed French doors to rear.

### Utility Room

4'11" x 10'0" (1.50 x 3.06)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, plumbing for automatic washing machine, part tiled walls, radiator, textured and coved ceiling and Hardwood double glazed window to side.

### Kitchen

11'4" x 9'10" (3.47 x 3.02)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring gas hob with extractor over, built in double oven, integrated automatic dishwasher, part tiled walls, radiator,

### Sitting Room (garage conversion not signed off)

16'9" x 9'8" (5.13 x 2.97)



with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator, laminate floor, coved ceiling and uPVC double glazed window to front.

## Outside



with Tarmac driveway for 3 cars, gravelled area, side access either side of the property to enclosed rear garden with lawned gardens and patio areas.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

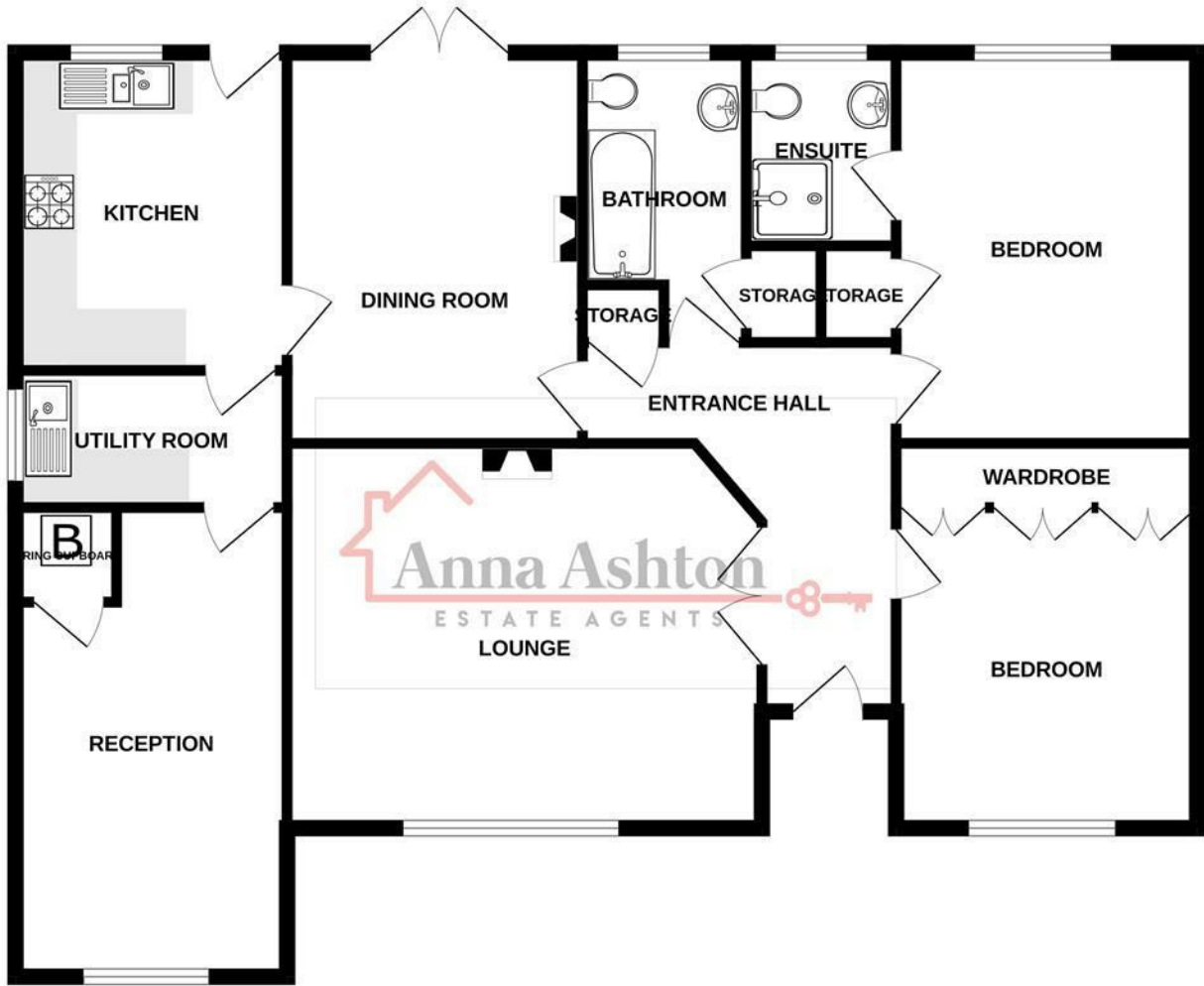
## NOTE

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 mini roundabout, left at the second and right at the larger roundabout, over the river bridge and up the hill. Proceed round the large right hand bend into Betws then take the first right turn into Parc Bwtrimawr and the property can be found on the right hand side, identified by our For Sale board.

# 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			78
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.