



**24 Parc Bwtrimawr, Betws, Ammanford, SA18 2EZ**

**Offers in the region of £325,000**

A detached bungalow set in a popular estate of mixed style properties within just over half a mile of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, bathroom and 2 bedrooms. The property benefits from gas central heating, Hardwood and uPVC double glazing, off road parking, integral garage and front and rear gardens.

## Ground Floor

Hardwood double glazed entrance door to

### Entrance Hall

with built in cupboard with shelves and hanging rail, built in airing cupboard with slatted shelves and radiator, radiator and coved ceiling.

### Lounge

14'1" x 15'3" (4.30 x 4.66)



with gas fire in feature surround, radiator, coved ceiling and Hardwood double glazed window to front and double doors to

### Dining Room

11'4" x 10'10" (3.47 x 3.31)



with radiator, coved ceiling and uPVC double glazed Patio door to rear.

## Kitchen

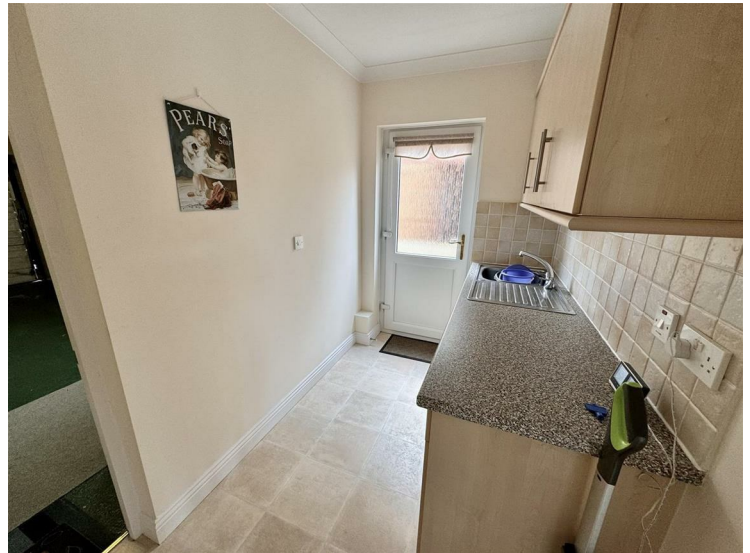
11'8" x 10'10" (3.56 x 3.31)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, built in double oven, part tiled walls, radiator, coved ceiling and uPVC double glazed window to rear.

### Utility Room

5'5" x 10'10" (1.67 x 3.32)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, extractor fan, hatch to roof space, part tiled walls, radiator, coved ceiling and uPVC double glazed door to side. Door to integral garage

## Bedroom 1

13'10" x 11'2" (4.23 x 3.41)



with radiator coved ceiling and Hardwood double glazed bay window to front.

## Bedroom 2

11'5" x 11'1" (3.49 x 3.40)



with fitted wardrobes, radiator, coved ceiling and uPVC double glazed window to rear.

## Bathroom

5'7" x 9'3" (1.72 x 2.83)

with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with glass screen and shower over, part tiled walls, extractor fan, radiator, coved ceiling and uPVC double glazed window to rear.

## Outside



with lawned garden with slate chippings and flower borders to front, tarmac drive for 2 cars, side access either side of the property to rear garden with timber shed, timber summer house, paved areas, lawned garden, raised beds, mature shrubs and trees, electric canopy and outside light and socket.

## Integral Garage

19'5" x 10'4" (5.94 x 3.15)



with electric up and over door, wall mounted gas boiler providing domestic hot water and central heating, power and light connected and uPVC double glazed window to side.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

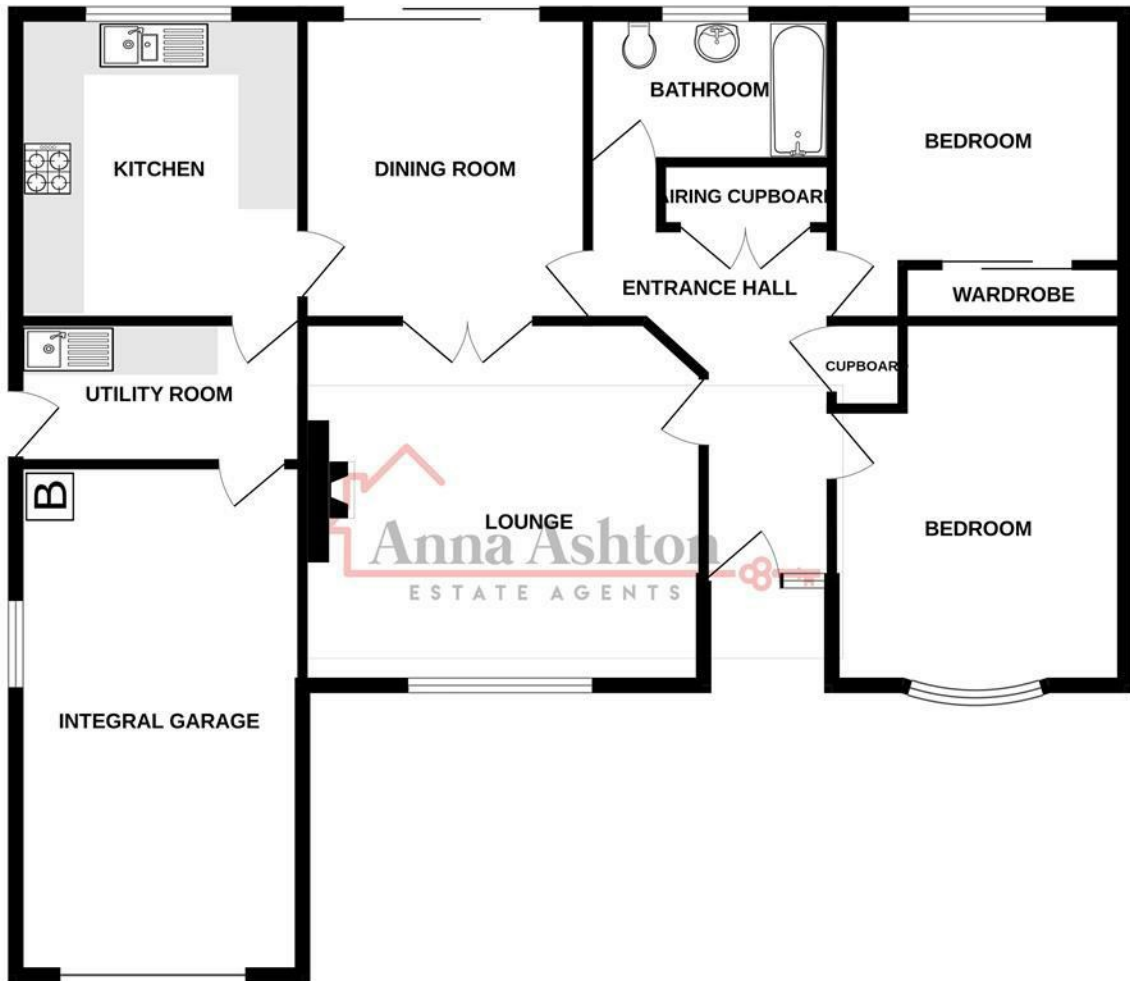
## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on Wind Street and at the first roundabout turn left. Proceed over the 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, turn first right and follow the road round to the right and the property can be found don 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			100
(92 plus) A			
(81-91) B		74	
(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.