



**95 Betws Road, Betws, Ammanford, SA18 2HG**

**Offers in the region of £95,000**

A semi detached house in need of renovation set in the village of Betws within approximately 1 mile of Ammanford town centre with its range of schooling, shopping and transport facilities. Accommodation briefly comprises entrance hall, sitting room, lounge, kitchen, utility room, rear porch, 2 bedrooms and bathroom. The property benefits from gas central heating(available), part uPVC double glazing and rear garden.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor and under stairs storage.

## Sitting Room

10'4" x 10'4" (3.15 x 3.16)



with tiled fireplace, radiator, picture rail and uPVC double glazed window to front.

## Lounge

13'6" x 8'8" (4.14 x 2.66)



with tiled fireplace, radiator, picture rail and uPVC double glazed window to rear.

## Kitchen

17'5" x 7'6" (5.33 x 2.30)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and aluminium window to side and wooden door and window into rear porch.

## Utility

with work surface and uPVC double glazed window to side.

## Rear Porch

with uPVC double glazed windows and door to rear.

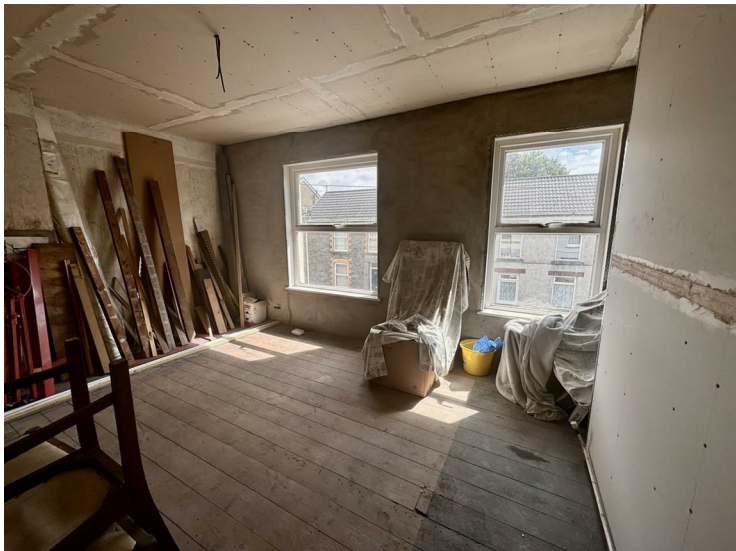
## First Floor

## Landing

with stained glass aluminium window to side.

## Bedroom 1

10'11" x 14'7" (3.34 x 4.46)



with 2 uPVC double glazed windows to front.

## Bedroom 2

13'1" x 10'0" (4.01 x 3.05)



with uPVC double glazed window to rear.

## Bathroom

9'9" x 8'0" (2.99 x 2.45)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over, part tiled walls, radiator, hatch to roof space and uPVC double glazed window to rear.

## Outside



with shared side entrance to rear garden with 3 store rooms, glasshouse and uncultivated garden.

## Services

Mains gas, electricity, water and drainage are available.

## Council Tax

Band B

## NOTE

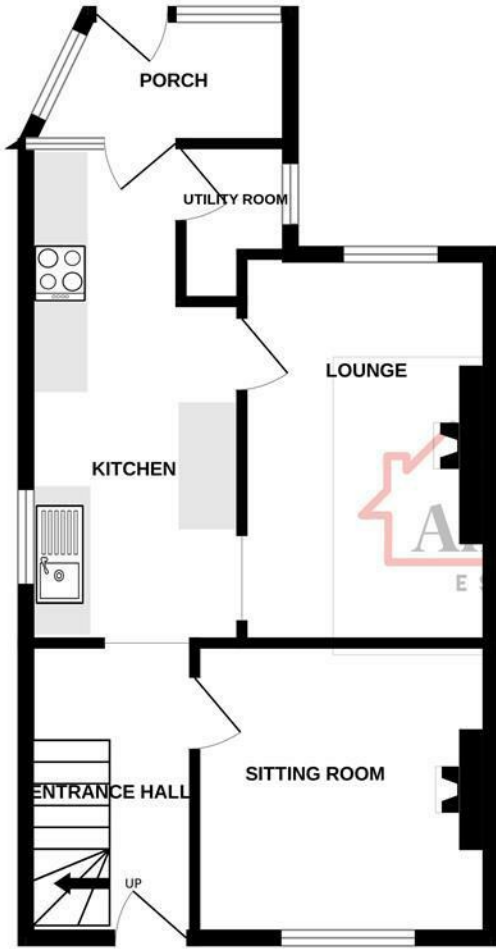
All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on Wind Street and at the traffic lights turn left. Proceed straight over the first mini roundabout left at the

second roundabout, turn right at the third roundabout and proceed over the river bridge to Betws. Continue along Betws road for approximately half a mile and the property can be found on the right hand side identified, by our For Sale board.

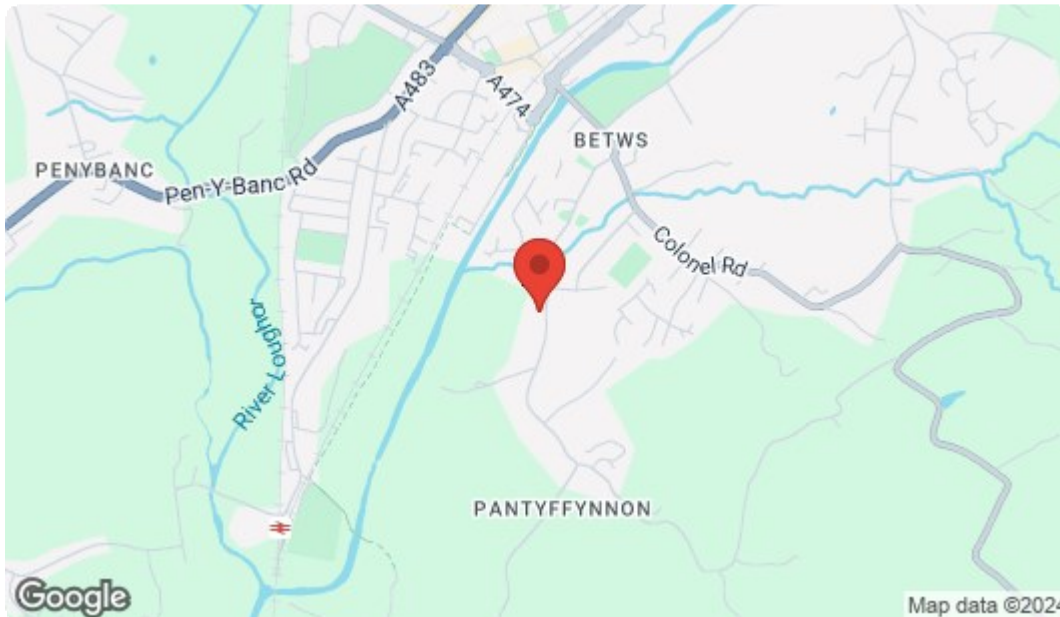
GROUND FLOOR



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	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	54
(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 <sub>2</sub> ) Rating	
	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	
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.