



## **42 Woodlands Park, Betws, Ammanford, SA18 2HF**

**Offers in the region of £475,000**

NO ONWARD CHAIN...Welcome to this stunning property. This large detached bungalow offers a spacious and luxurious living experience, perfect for those seeking comfort and style.

As you step inside, you are greeted by four well-appointed bedrooms, three with its own en suite bathroom, large family bathroom providing the ultimate convenience and privacy for you and your guests. The property boasts not just one, but four reception rooms, offering ample space for entertaining, relaxing, or simply enjoying quality time with family and friends.

The surrounding gardens of this bungalow are a true delight, providing a peaceful retreat where you can unwind and enjoy the beauty of nature right at your doorstep. The gardens offer a perfect setting for relaxation and tranquillity.

Located in a quiet corner in a desirable area, this property offers a perfect blend of comfort, elegance, and convenience. With its spacious layout and modern amenities, this bungalow is sure to impress even the most discerning buyer.

Don't miss out on the opportunity to make this beautiful detached bungalow your new home. Contact us today to arrange a viewing and experience the charm and luxury this property has to offer.



## Ground Floor

Covered porch with uPVC double glazed entrance door to

## Entrance Hall



with 2 built in store cupboards, radiator, covered ceiling and hatch to roof space.

## Lounge

17'9" x 15'8" (5.43 x 4.78)



with gas fire in feature surround, radiator, textured and covered ceiling and Hardwood double glazed window to front.

## Sitting Room

10'8" x 15'8" (3.27 x 4.78)



with radiator, textured and covered ceiling and Hardwood double doors to Conservatory

## Conservatory

10'11" x 9'10" (3.35 x 3.00)



with radiator, tiled floor, glass roof and uPVC double glazed windows and doors.



## Dining Room

13'1" x 10'6" (4.01 x 3.22)



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

## Study

10'0" x 7'9" (3.07 x 2.37)



with shelving, radiator, textured and coved ceiling and Hardwood double glazed window to side.

## Kitchen/Diner

15'11" x 11'2" (4.86 x 3.41)



with range of fitted base and wall units, display cabinets, inset one and half bowl sink unit with mixer taps, 4 ring induction hob with extractor over and double oven under, part tiled walls, tiled floor, radiator, textured and coved ceiling and Hardwood double glazed window to rear.

## Utility Room

9'5" x 5'8" (2.89 x 1.74)



with range of fitted base and wall units, stainless steel single drainer sink unit, plumbing for automatic washing machine, plumbing for automatic dishwasher, wall mounted boiler providing domestic hot water and central heating, part tiled walls, tiled floor, textured and coved ceiling, Hardwood double glazed window to side and uPVC double glazed door to rear.

## Bedroom 1

17'8" x 15'8" (5.41 x 4.78)



with 2 radiators, textured and covered ceiling and Hardwood double glazed window to front.

## En Suite

6'5" x 5'10" (1.96 x 1.78)



with low level flush WC, vanity wash hand basin, shower cubicle with dual head rainfall mains shower, tiled floor, Respatex walls, heated towel rail, textured and covered ceiling and Hardwood double glazed window to side.

## Bedroom 2

10'0" x 12'4" (3.07 x 3.78)



with radiator, textured and covered ceiling and Hardwood double glazed window to rear.

## En Suite



with low level flush WC, vanity wash hand basin with cupboards under, large shower cubicle with electric shower and extractor fan.



### Bedroom 3

14'9" x 10'10" to robe (4.50 x 3.31 to robe)



with built in wardrobes, radiator, textured and coved ceiling and Hardwood double glazed window to rear.

### En Suite

6'4" x 6'0" (1.95 x 1.84)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps and extractor fan.

### Bedroom 4/Dressing Room

10'9" x 10'6" (3.30 x 3.22)



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

### Bathroom



with low level flush WC, bidet, pedestal wash hand basin, panelled bath, corner shower cubicle, tiled walls, tiled floor, radiator, textured and coved ceiling and Hardwood double glazed window to rear.

## Outside



with sweeping tarmac drive leading to further parking and large detached garage, lawned garden with mature shrubs and trees to front, outside light, lawned garden to rear with mature shrubs and trees, paved patio area to side, gated access either side of the property.

## Large Garage



with up and over door, power and light connected and parking for several cars.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band F

## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on Wind Street and at the roundabout 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 proceed up the hill. Turn right into Woodlands park, turn right again and at the bottom bear left and the property can be found in the corner 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.