



**131 Ffordd Y Glowyr, Betws, Ammanford, SA18 2GD**

**Offers in the region of £210,000**

We are delighted to offer for sale this semi detached house located on the popular Ffordd Y Glowyr estate within 1 mile of Ammanford town centre with its range of shopping, schooling and transport facilities.

Accommodation comprises entrance hall, downstairs WC, lounge, 3 bedrooms one with potential for en suite (currently dressing room) and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, enclosed rear garden and outbuilding.

## Ground Floor

Composite entrance door to

## Entrance Hall

with stairs to first floor, laminate floor and radiator.

## Downstairs WC

7'1" x 3'3" (2.18 x 1)



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

## Kitchen

11'8" x 7'10" (3.56 x 2.40)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, laminate floor,

radiator and uPVC double glazed window to front.

## Lounge

14'7" x 15'3" max (4.45 x 4.66 max)



with under stairs cupboard, radiator, coved ceiling and uPVC double glazed French doors to rear.

## First Floor

## Landing

with built in cupboard, radiator, coved ceiling and uPVC double glazed window to side.

## Bedroom 1

10'11" x 11'7" (3.35 x 3.55)



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

### Dressing Room (Potential En Suite)

6'5" x 5'1" red to 3'2" (1.96 x 1.55 red to 0.99)

with plumbing for low level flush WC, plumbing for wash hand basin, plumbing for shower and uPVC double glazed window to front.

### Bathroom

4'10" x 7'10" (1.48 x 2.41)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mains dual head shower and glass screen, part tiled walls, extractor fan, shaver point, heated towel rail and downlights.

### Bedroom 2

10'2" x 7'10" (3.10 x 2.39)



with radiator, downlights, laminate floor, coved ceiling and uPVC double glazed window to rear.

### Bedroom 3

9'9" red to 6'9" x 7'1" red to 3'6" (2.99 red to 2.06 x 2.17 red to 1.09 )



with laminate floor, radiator, downlights and uPVC double glazed window to rear.

### Outside



with tarmac drive to side, lawned garden to front, side access to rear garden with paved patio, steps up to lawned garden.

### Outbuilding

2.98 x 1.87

with laminate floor, power and light connected, downlights, plumbing for wash hand basin and uPVC double glazed window and door to side.

### Services

Mains gas, electricity, water and drainage.

## **Council Tax**

Band C

## **NOTE**

All internal photographs are taken with a wide angle lens.

## **Directions**

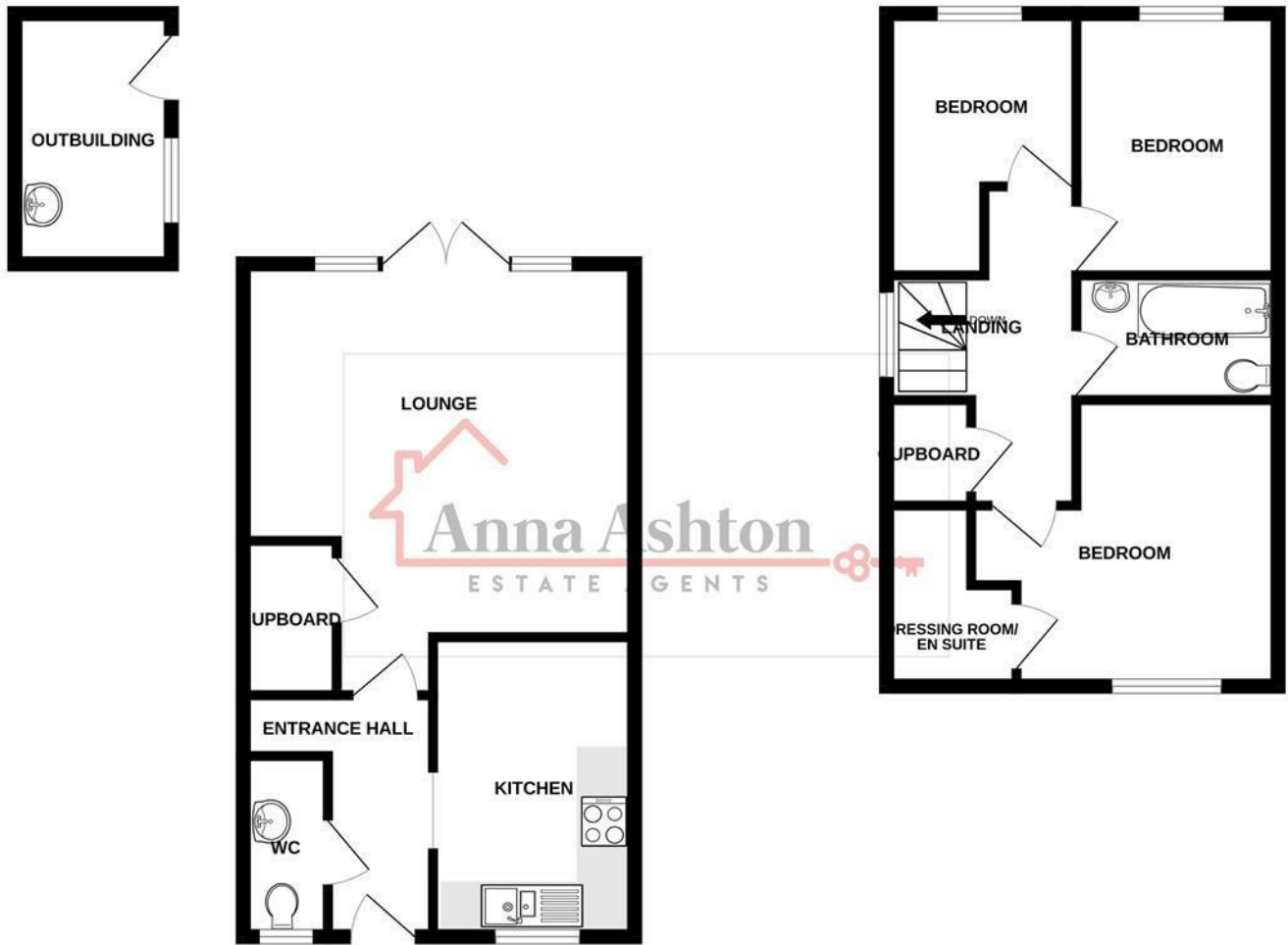
Leave Ammanford on High Street and at the junction turn right onto Pontamman Road. Turn first left into Maesquarre Road then first left into Ffordd Y Glowyr. Follow the road into the estate and bare left and head straight into the cul de sac and the property can be found on the right hand side, identified by our For Sale board.

## **Agents Note**

This property is leasehold - 999 years from 2012

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) <b>A</b>			92
(81-91) <b>B</b>		80	
(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 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.