



## **2 Heol Y Felin, Betws, Ammanford, SA18 2HL**

**Offers in the region of £195,000**

A bay fronted semi detached house conveniently located in the village of Betws within one mile of Ammanford town centre with its range of schooling, shopping and transport facilities.

Accommodation comprises entrance hall, lounge with dining area, kitchen and ground floor bathroom, 3 bedrooms and first floor WC. The property benefits from gas central heating, uPVC double glazing, shared driveway to potential rear parking and rear garden.

## Ground Floor

uPVC double glazed entrance door into

### Hallway

with stairs to first floor, radiator, laminate floor, textured and coved ceiling and understairs cupboard.

### Lounge/Diner

21'11" x 9'1" increasing to 11'1" (6.69 x 2.79 increasing to 3.40)



with feature fireplace, 2 radiators, textured and coved ceiling, uPVC double glazed bay window to front and uPVC double glazed door to rear.

### Kitchen

9'10" x 9'1" (3.01 x 2.79)



with modern fitted wall and base units, one and half bowl stainless steel sink unit with mixer taps, 4 ring ceramic hob with oven under, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to side.

## Rear Hall

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

### Bathroom

11'5" x 5'11" (3.49 x 1.82)



with low level flush WC, pedestal wash hand basin, panelled bath with shower over and glass screen, tiled walls, tiled floor, textured and coved ceiling, radiator, plumbing for automatic washing machine and 2 uPVC double glazed windows to side.

## First Floor

### Split Landing

with hatch to roof space, radiator, textured and coved ceiling.



### Bedroom 1

10'4" min x 15'8" (3.15 min x 4.79)



with 2 radiators, textured and coved ceiling, uPVC double glazed bay window to front and uPVC double glazed window to front.

### Bedroom 2

11'6" x 9'5" (3.53 x 2.89)



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

### WC

3'4" x 6'0" (1.03 x 1.84)



with low level flush WC, vanity wash hand basin with cupboard under, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to side.

### Bedroom 3

7'4" x 9'2" (2.26 x 2.8)



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

## Outside



Small enclosed area to front. Shared side driveway to rear with small parking area, outside light, outside tap, paved patio, shingled area, brick built BBQ, lawned garden with mature shrubs and bushes.

## Outbuilding

19'1" x 16'1" (5.84 x 4.92 )

with double metal doors, power and light connected and uPVC double glazed window.

## Services

Mains water, electricity, gas and drainage.

## Council Tax

Band C.

## Directions

Leave Ammanford on Wind Street and at the traffic lights 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 turn right into Heol Y Felin and the property can be found on the left hand side.

## NOTE

All photographs are taken with a wide angle lens.



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>		
(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.