



**78 Ffordd Y Glowyr, Betws, Ammanford, SA18 2FG**

**Offers in the region of £210,000**

We have pleasure in offering for sale this end of terrace house set in a sought after development in the village of Betws, approximately 1 mile from Ammanford town centre and within easy access of the M4 motorway. Accommodation comprises entrance hall, kitchen, lounge, conservatory, downstairs WC, 3 bedrooms (one with en suite) and bathroom. The property benefits from gas central heating, uPVC double glazing, enclosed rear garden, side drive and detached garage.



## Ground Floor

Composite entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, laminate floor and radiator.

### Downstairs WC

5'6" x 3'0" (1.69 x 0.93)



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

### Kitchen

14'7" x 9'4" (4.45 x 2.86)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, small breakfast bar, spotlights, radiator and uPVC double glazed window to front.

## Lounge

10'11" x 16'3" (3.34 x 4.97)



with radiator, uPVC double glazed window to rear and French doors to

### Conservatory

11'4" x 8'7" (3.46 x 2.64)



with laminate floor, uPVC double glazed windows to rear and side and French doors to side.

## First Floor

### Landing

with built in cupboard and hatch to roof space.

### Bedroom 1

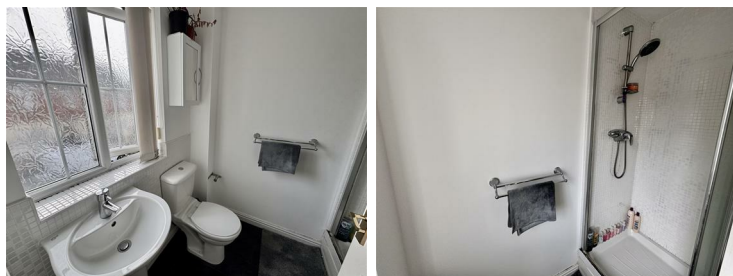
11'8" red to 8'4" x 10'8" (3.58 red to 2.56 x 3.27)



with built in wardrobes, radiator and uPVC double glazed window to front.

### En Suite

6'10" x 5'3" (2.10 x 1.61)



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

### Bedroom 2

8'9" x 8'9" (2.69 x 2.68)



with built in wardrobes, radiator and uPVC double glazed window to rear.

### Bedroom 3

8'2" x 7'2" (2.50 x 2.20)



with radiator and uPVC double glazed window to rear.



## Bathroom

6'3" x 5'6" (1.93 x 1.70)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, extractor fan, shaver point, radiator and uPVC double glazed window to side.

## Outside



with gravelled areas to front, side drive and access to enclosed rear garden with patio area and lawned area.

## Detached Garage

with up and over door, power and light connected and uPVC double glazed door to side.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C.

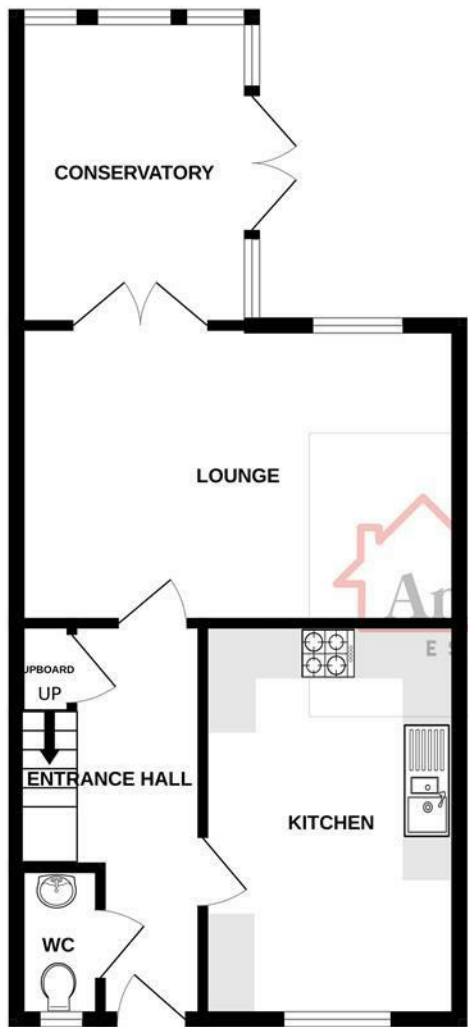
## NOTE

All photographs are taken with a wide angle lens.

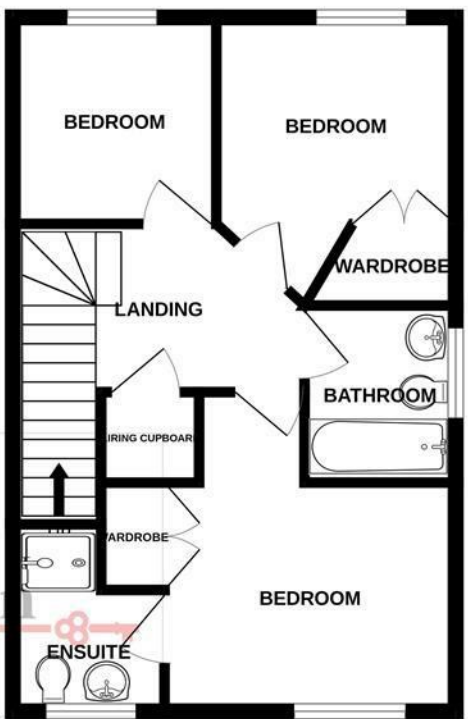
## Directions

Leave Ammanford on High Street, at the T junction turn right onto Pontamman Road then immediate left into Maesquarre Road. Proceed up the hill and turn second left into Ffordd Y Glowyr, then right into the development, follow the road around the bend and the property can be found on the right hand side, identified by our For Sale board.

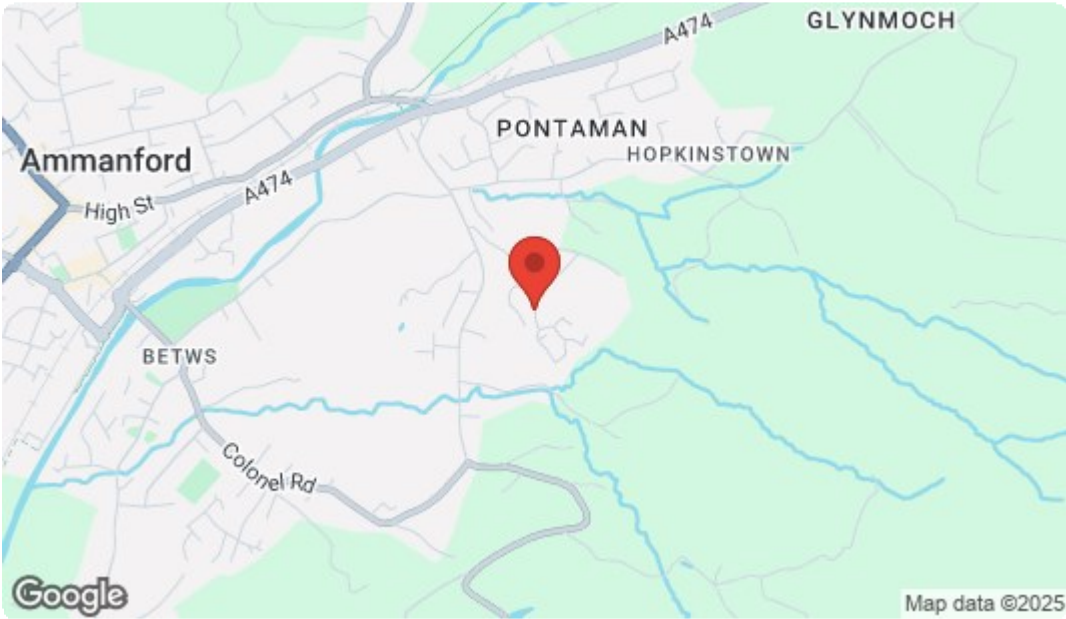
GROUND FLOOR



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
	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		
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.