



13 Bethel Road, Lower Cwmtwrch, Swansea, SA9 2PS

Offers in the region of £145,000

An end terrace house set in Lower Cwmtwrch close to local amenities about a mile and a half from Ystradgynlais and 12 miles from Ammanford. Accommodation comprises entrance hall, lounge, dining room, downstairs shower room, conservatory, 2 bedrooms and shower room. The property benefits from electric central heating, uPVC double glazing, off road parking and side and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor.

Lounge

12'11" x 13'2" (3.94 x 4.03)



with fireplace, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

Kitchen

6'4" x 16'5" (1.95 x 5.02)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, built in double oven, tiled walls, tiled floor, textured ceiling and uPVC double glazed window to rear. Opening to

Dining Room

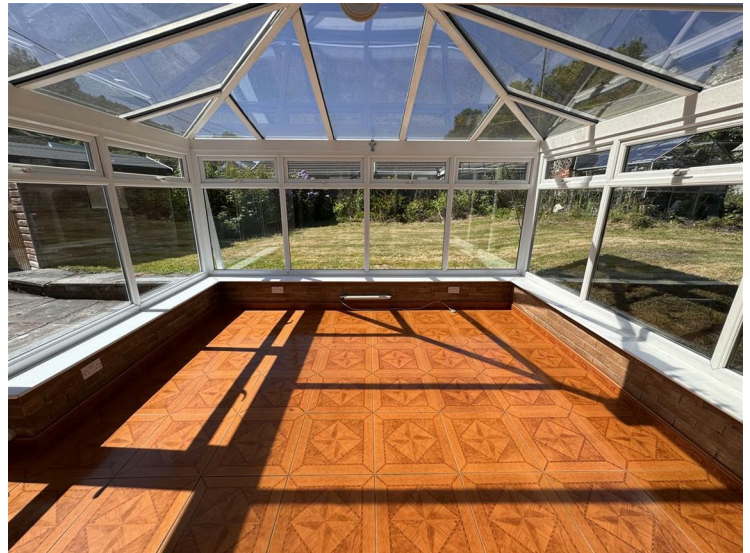
26'6" x 11'7" (8.08 x 3.55)



with under stairs cupboard with free standing boiler providing domestic hot water and central heating, 2 radiators, textured and coved ceiling and uPVC double glazed window to side and Patio doors to identify into

Conservatory

12'4" x 11'2" (3.76 x 3.42)



with glass roof, tiled floor and uPVC double glazed windows and door to front.

Downstairs Shower Room

14'4" x 7'4" max (4.39 x 2.24 max)



with low level flush WC, vanity wash hand basin, shower enclosure with electric shower, radiator, tiled walls, textured ceiling and uPVC double glazed window and door to side.

First Floor

Landing

with hatch to roof space and uPVC double glazed window to side.

Bedroom 1

9'8" red to 3'10" x 16'6" red to 16'6" (2.95 red to 1.18 x 5.04 red to 5.04)



with fitted wardrobes, built in cupboard, radiator and 2 uPVC double glazed windows to front.

Bedroom 2

9'10" x 13'0" (3.01 x 3.97)



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

Shower Room

6'3" x 6'7" (1.91 x 2.02)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure, Respatex walls and ceiling, extractor fan, radiator and uPVC double glazed window to rear.

Outside



with off road parking for 1/2 cars, rear and side lawned garden, glass house and block built shed/workshop.

Services

Mains electricity, water and drainage.

Council Tax

Band A

NOTE

All internal photographs are taken with a wide angle lens.

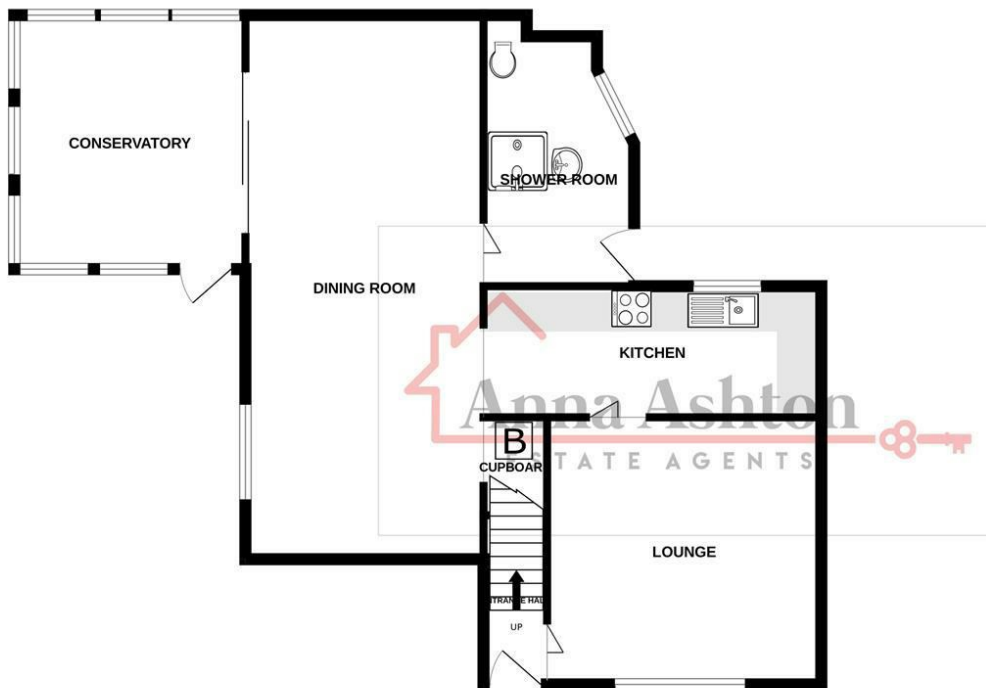
Agents Note

There is Japanese Knotweed in the block shed in the garden.

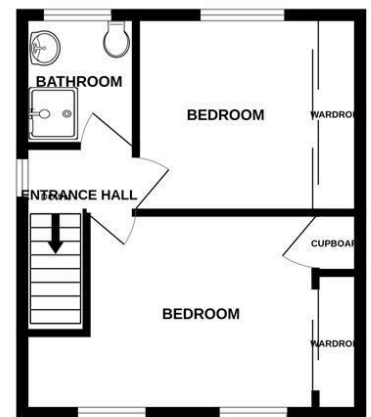
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 5 miles to the village of Gwaun Cae Gurwen. Turn left for Brynamman and continue to travel through the village to the mini roundabout at the top of the hill, turn right and travel a further 4.5 miles or so into the village of Cwmtwrch and the property can be found on the left hand side, identified by our For Sale board.

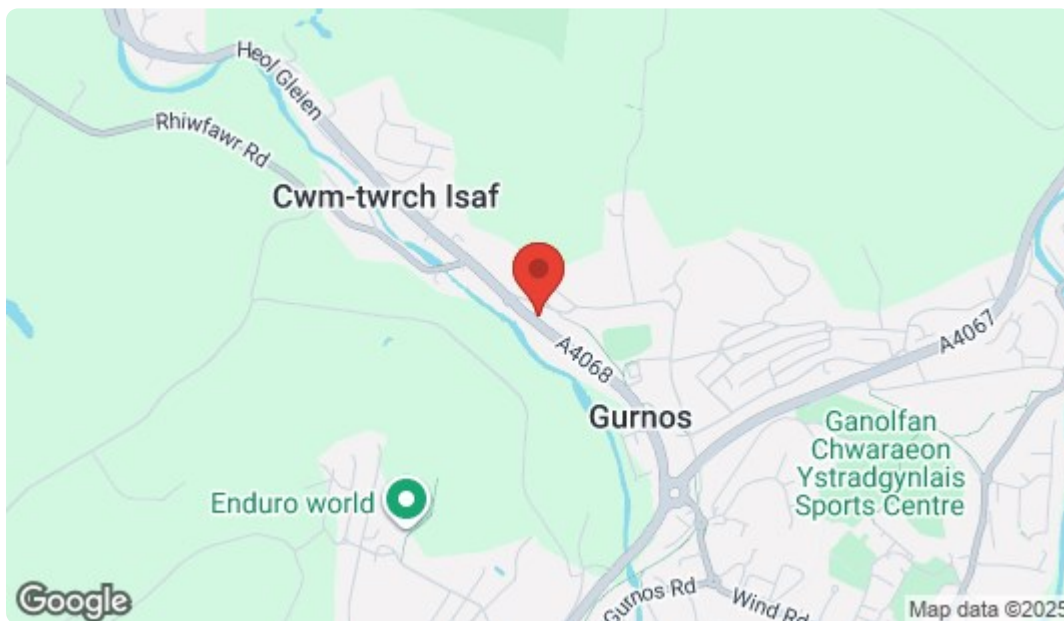
GROUND FLOOR



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		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	22	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.