



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

**Offers in the region of £245,000**

We have a pleasure in offering for sale this modern, 3 storey semi detached town house set on a popular estate within approximately 1 mile of Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, downstairs WC, 4 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and electric car charge point and enclosed rear garden.

## Ground Floor

With composite entrance door to

### Entrance Hall

With stairs to the first floor, under stairs storage and shelving radiator and tiled floor.

### Lounge

11'8" x 16'3" (3.56 x 4.97)



With 2 radiators and uPVC double glazed window to rear and patio door.

### Kitchen

14'0" x 9'3" (4.27 x 2.84)



With a range of fitted base and wall units, single stainless steel drainer sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator and uPVC double glazed window to the front.

## Downstairs WC

5'9" x 3'1" (1.77 x 0.96)



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

## First Floor

### Landing

With stairs to the second floor and 2 cupboards one houses the water tank.

### Bedroom 2

13'1" x 9'4" (4.01 x 2.85)



With radiator and uPVC double glazed window to the rear.



### Bedroom 3

12'7" x 9'4" (3.86 x 2.85)



With radiator, built in wardrobe and uPVC double glazed window to the front.

### Bedroom 4

7'8" x 6'7" (2.34 x 2.02)



With radiator and uPVC double glazed window to the rear.

### Bathroom

5'10" x 6'7" (1.79 x 2.02)

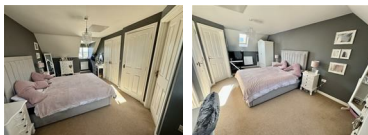


With low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, extractor fan, shaver point, radiator and uPVC double glazed window to the front.

### Second Floor

#### Bedroom 1

20'8" x 10'3" (6.3 x 3.14)



With 2 radiators, store cupboard, built in

wardrobes and uPVC double glazed window to the front and velux window to the rear.

### En Suite

8'9" x 8'2" (2.68 x 2.51)



With low level flush WC, pedestal wash hand basin, shower cubicle, part tiled walls, radiator, extractor fan, plumbing for automatic washing machine and uPVC double glazed window to the rear.

### Outside

With lawned and gravelled garden to front, steps up to the front door, tarmac drive for 4 cars and electric car point. Side access to rear garden with decking area, lawned garden with raised flower beds, barked area, timber shed, outside socket and pergola.

### Services

Mains electric, water, gas and drainage.

### Council Tax

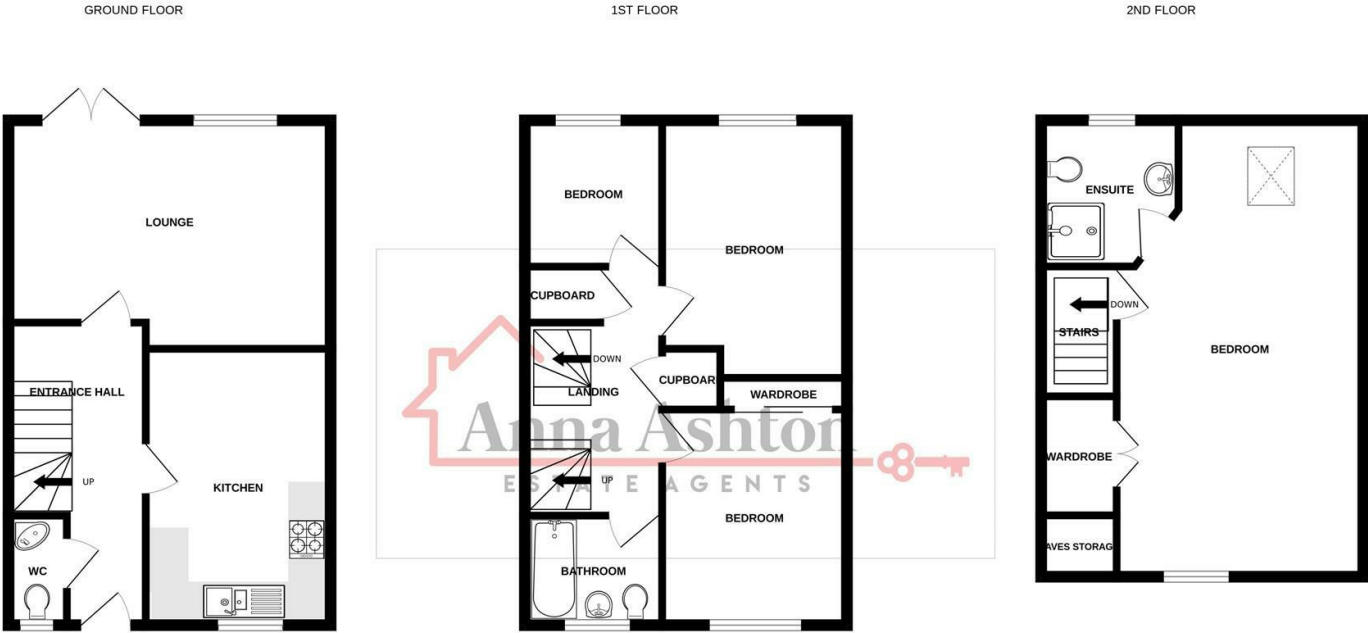
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### Note

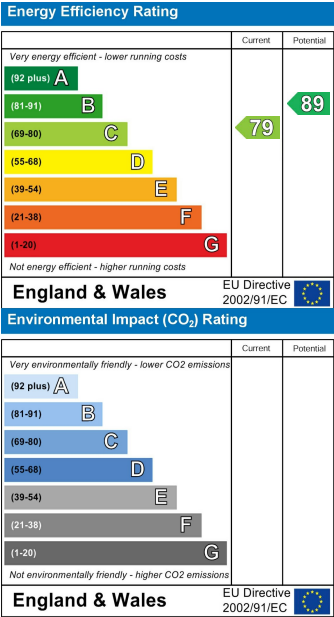
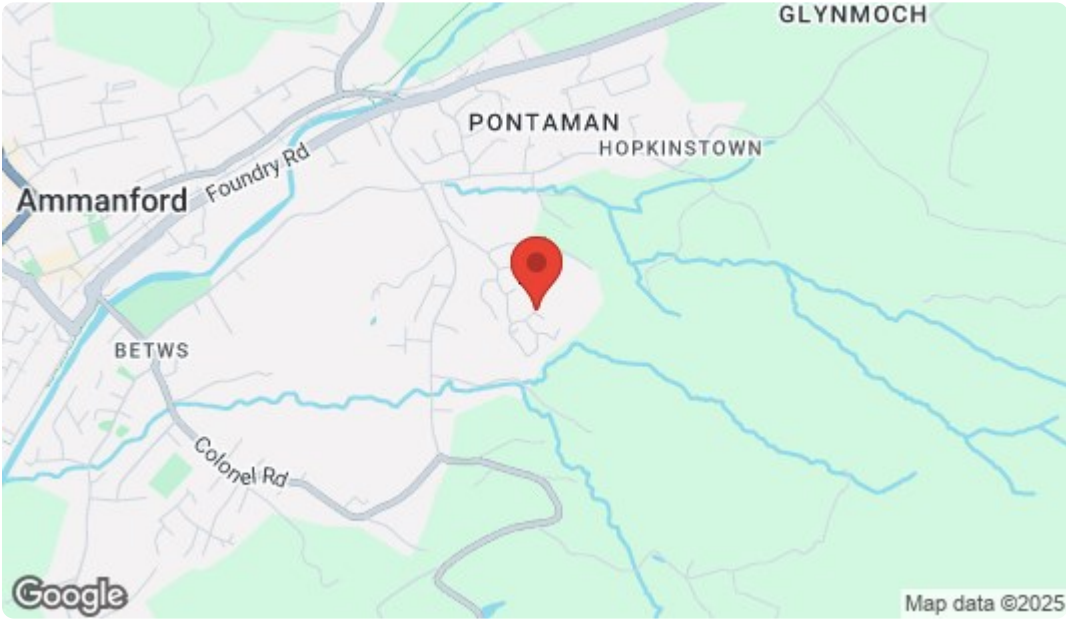
All photographs are taken with a wide angle lens.

### 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 into the cul de sac and the property can be found on the right hand side, identified by our For Sale board.



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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Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.