



6 Parc Nant Y Felin, Betws, Ammanford, SA18 2JZ

No offers £265,000

A detached house set on a small estate of similar style properties within approximately 1 mile of Ammanford town centre. Accommodation comprises entrance hall, lounge, dining room, kitchen, downstairs WC, 3 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, radiator, wood floor and coved ceiling.

Lounge

9'8" x 16'5" (2.95 x 5.02)



with wood floor, 2 radiators, coved ceiling, uPVC double glazed window to side and French doors to rear.

Dining Room

8'10" into bay x 7'7" (2.71 into bay x 2.33)



with wood floor, radiator, coved ceiling, uPVC double glazed window to side and uPVC double glazed bay window to front.

Kitchen

14'8" x 8'3" (4.48 x 2.52)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mono bloc tap, 4 ring stainless steel gas hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, uPVC double glazed window to front and door to side.

Downstairs WC

3'2" x 4'6" (0.98 x 1.39)

with low level flush WC, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan and radiator.

First Floor

Landing

with hatch to roof space, airing cupboard with hot water cylinder, radiator and uPVC double glazed window to side.

Bedroom 1

8'4" x 11'3" (2.56 x 3.45)



with radiator and uPVC double glazed window to front and side.

Bedroom 2

9'6" x 8'11" (2.91 x 2.72)



with radiator and uPVC double glazed window to rear.

En Suite

8'4" x 3'2" (2.56 x 0.97)



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

Bedroom 3

11'9" red to 7'5" x 7'4" red to 5'1" (3.59 red to 2.27 x 2.24 red to 1.57)



with radiator and uPVC double glazed window to side and rear.

Bathroom

6'5" x 5'7" (1.96 x 1.72)



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

Outside



with gravel and flowers to front, side drive leading to garage and enclosed rear garden with timber shed, glass house and lawned area. There is also a nice garden area on the other side of the access lane with grass and shrubs.

Garage

17'5" x 8'9" (5.33 x 2.67)

with power and light connected and up and over door.

Services

Mains, gas electricity, water and drainage.

Council Tax

Band C

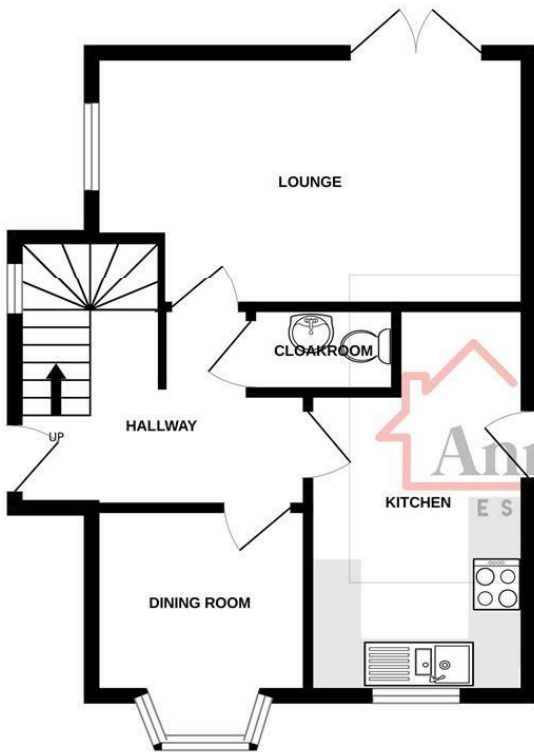
Directions

Leave Ammanford on High Street and at the junction turn right then first left into Maesquarre Road. Turn left into Wernoleu Road and first right into Parc Nant Y Felin and the property can be found on the right hand side, identified your For Sale board.

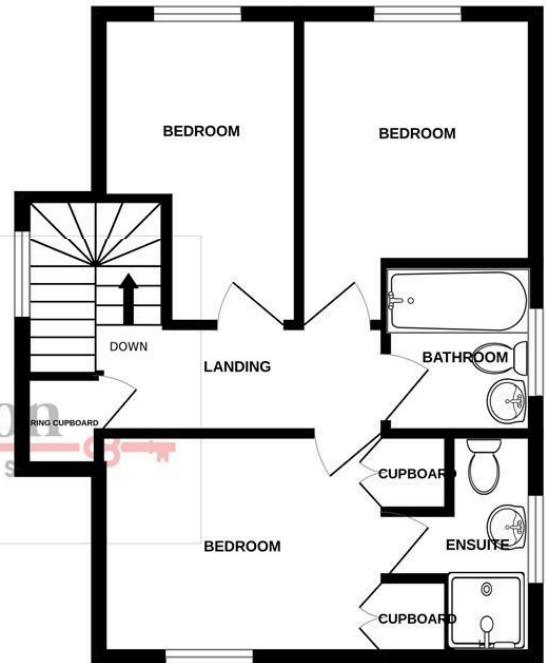
NOTE

All photographs are taken with a wide angle lens.

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 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.