



**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**171 Ffordd Y Glowyr
Betws
Ammanford
Carmarthenshire.
SA18 2GD**

Price £195,000



- Three bedroom semi detached property
- Kitchen
- Living room, conservatory
- Bathroom, en suite, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway for parking
- No forward chain

General Description

We have the pleasure in offering for sale this three bedroom semi detached property located on an estate of similar properties in the village of Betws, close to local amenities including primary school, public houses and approximately a mile and half from Ammanford town centre and further amenities.



EPC Rating: C79

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Ffordd Y Glowyr, Betws, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property located on an estate of similar properties in the village of Betws, close to local amenities including primary school, public houses and approximately a mile and half from Ammanford town centre and further amenities including secondary school, banking, public houses, restaurants, shops, places of worship, leisure centre, bus station, railway station, and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, WC, kitchen, living room, conservatory, landing, bathroom and three bedrooms, one with an en suite.

The property has the benefit of Upvc double glazing, gas fired central heating, rear garden, side driveway for parking and no forward chain.

Upvc glazed door to

Hallway

Radiator, stairs to first floor, telephone point, hard wired smoke alarm.

W.C. (7' 3" x 3' 3") or (2.22m x 0.98m)

Upvc glazed window to front, radiator, close coupled WC, pedestal wash hand basin, extractor fan.

Kitchen (11' 8" x 7' 9") or (3.56m x 2.37m)

Upvc glazed window to front, radiator, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, cooker point, gas hob with extractor fan over, IDEAL gas fired boiler controlling domestic hot water and central heating.

Living Room (15' 4" Max x 14' 7" Max) or (4.67m Max x 4.44m Max)

Upvc glazed patio doors to rear, radiator, under stair storage, telephone point, TV point.

Conservatory (11' 9" x 8' 8") or (3.59m x 2.65m)

Upvc glazed patio doors to side, upvc glazed windows surround, upvc glazed roof, radiator, tiled floor, two wall lights.

Landing

Upvc glazed window to side, radiator, hard wired smoke alarm, airing cupboard housing hot water tank.

Ffordd Y Glowyr, Betws, Ammanford, Carmarthenshire.

Bedroom 3 (9' 3" Max x 7' 3" Max) or (2.82m Max x 2.20m Max)

Upvc glazed window to rear, radiator.

Bedroom 2 (10' 3" x 7' 9") or (3.12m x 2.36m)

Upvc glazed window to rear, radiator.

Bathroom (7' 9" x 4' 11") or (2.37m x 1.49m)

Radiator, part tiled walls, close coupled WC, pedestal wash hand basin, bath, extractor fan, shaver point.

Bedroom 1 (11' 9" Max x 10' 11" Max) or (3.57m Max x 3.33m Max)

Upvc glazed window to front, radiator, hatch to roof space, telephone point, TV point.

En Suite (7' 1" Max x 5' 2" Max) or (2.16m Max x 1.58m Max)

Upvc glazed window to front, radiator, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan, shaver point.

Outside

Gravelled area with footpath leading to front door. Driveway to side for ample parking, with access to rear garden. Patio and decked area to rear, with further gravelled area.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

Leave Ammanford on High Street and continue to the t-junction turning right. Take a left into Maesquarre Road and a left towards Ffordd Y Glowyr. Take a right into Ffordd Y Glowyr estate and continue towards the back of the estate, bearing left by the junction. Bear right and then continue straight ahead. The property can then be found on the right hand side.

