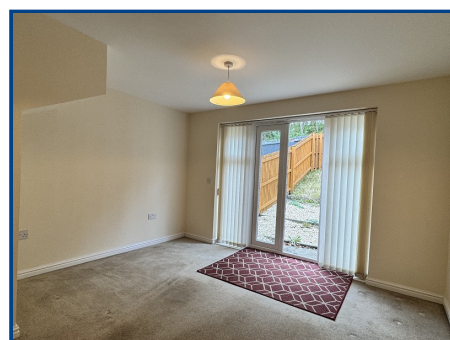


**47 Ffordd Y Glowyr
Betws
Ammanford
Carmarthenshire
SA18 2FF**

Price £165,000



- Two bedroom end of terrace property
- Lounge, Kitchen
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Two allocated parking spaces



General Description

We have the pleasure in offering for sale this two bedroom end of terrace 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.

Ffordd Y Glowyr, Betws, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this two bedroom end of terrace 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, landing, bathroom and two bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating, rear garden and two allocated parking spaces.

Wooden door to

Hallway

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

Lounge (12' 2" x 12' 1") or (3.72m x 3.68m)

UPVC glazed patio doors to rear, radiator, under stairs storage, TV point, telephone point.

W.C. (5' 4" x 3' 4") or (1.62m x 1.02m)

Radiator, pedestal wash hand basin, close coupled WC, extractor fan.

Kitchen (9' 1" Max x 7' 11" Max) or (2.76m Max x 2.41m Max)

UPVC glazed window to front, radiator, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, oven point, hob with extractor fan over, plumbing for automatic washing machine, IDEAL gas boiler controlling domestic hot water and central heating.

Landing

Radiator, hatch to roof space, hard wired smoke alarm.

Bedroom 2 (12' 2" Max x 8' 9" Max) or (3.70m Max x 2.66m Max)

UPVC glazed window to rear, radiator.

Bathroom (6' 10" x 5' 7") or (2.09m x 1.70m)

UPVC glazed window to side, radiator, part tiled walls, pedestal wash hand basin, close coupled WC, bath with shower over, extractor fan, shaver point.

Bedroom 1 (12' 2" x 9' 1") or (3.71m x 2.78m)

Two UPVC glazed windows to front, radiator, TV point, telephone point.

Outside

Two allocated parking spaces to the side of the property. Gravelled area with foot path to front.

Gravelled area to rear leading to lawned area with matured trees and shrubs.

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

B

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. Turn right into Ffordd Y Glowyr estate and take the first left, follow the road to the right and continue to the top of the road where the property can be found on the left hand side.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.