



37 Maesquarre Road, Betws, Ammanford, SA18 2LF

Offers in the region of £170,000

- End terrace house
- 2 reception rooms
- Gas central heating
- Enclosed rear garden
- 3 bedrooms
- Attic room
- uPVC double glazing

Ground Floor

uPVC double glazed entrance door to

Porch

3'6" x 3'1" (1.07 x 0.96)

with part tiled walls, cornice and door to

Entrance Hall

with stairs to first floor, radiator and textured and cornice ceiling.

Lounge

13'1" into bay x 11'3" (4.00 into bay x 3.45)



with fire in feature surround, radiator, textured and cornice ceiling and uPVC double glazed bay window to front.

Dining Room

14'2" x 13'6" (4.33 x 4.13)



with fire in tiled surround, 2 alcove cupboards one with wall mounted gas boiler

providing domestic hot water and central heating, under stairs cupboard, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Kitchen

12'1" x 7'11" (3.70 x 2.42)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with original taps, electric cooker point with extractor over, plumbing for automatic washing machine, part tiled and part tongue and groove walls, radiator, coved ceiling and uPVC double glazed window to side.

WC

4'10" x 4'0" (1.48 x 1.24)



with low level flush WC, vanity wash hand basin, part tiled walls, radiator, coved ceiling and uPVC double glazed window to side.

Wet Room

7'1" x 7'3" (2.16 x 2.22)



with pedestal wash hand basin, electric shower, Respatex walls, extractor fan and uPVC double glazed window to rear.

Bedroom 2

12'0" x 7'5" (3.66 x 2.28)



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

First Floor

Landing

with stairs to attic room, under stairs cupboard and coved ceiling.

Bedroom 1

9'10" x 15'0" (3.02 x 4.59)



with feature fireplace, radiator, textured ceiling and 2 uPVC double glazed windows to front.

Bedroom 3

11'10" x 7'2" (3.62 x 2.19)



with picture rail, radiator, textured ceiling and uPVC double glazed window to rear.

Second Floor

Attic Room

with Velux window to front and rear.

Outside

with paved and gravelled garden to front, side access to rear garden with lawned garden, paved area and block built garage/workshop to rear with up and over door.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800 mbps

Upload: 220 mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Very low in all aspects

Rights and Easements: Pedestrian right of way access to rear

Restrictions: None

Council Tax

Band B

NOTE

All internal photographs are taken with a wide angle lens.

Agents Note

There is pedestrian right of way to the rear of this property.

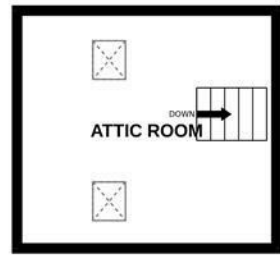
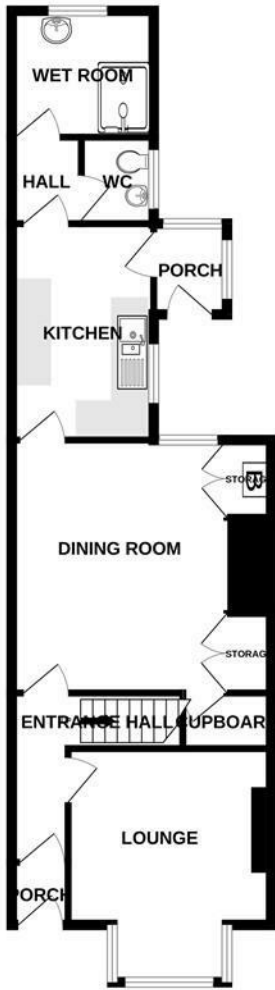
Directions

Leave Ammanford on High Street, at the T junction turn right onto Pontamman Road then immediate left into Maesquarre Road. Proceed up the hill, past the park on your left and the property can be found on the right hand side, identified by our For Sale board.

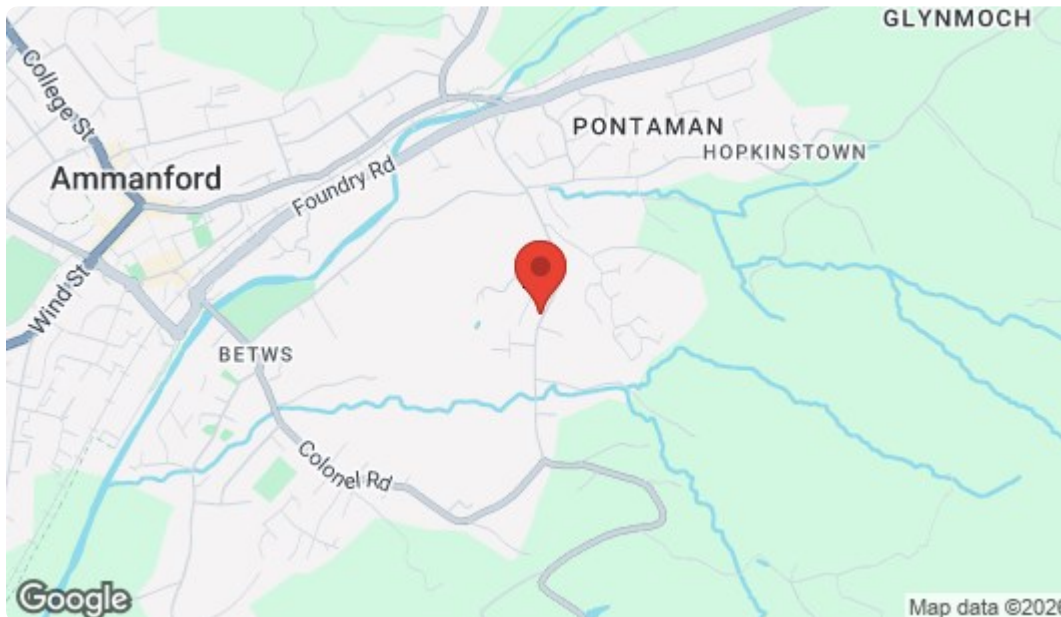
GROUND FLOOR

1ST FLOOR

2ND 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		51	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.