



**25 Pentwyn Road, Betws, Ammanford, SA18 2EY**

**Offers in the region of £299,950**

A detached house set in the village of Betws within walking distance of Ammanford town centre with its range of Schools, shopping and transport facilities and approximately 5 miles from the M4 motorway. Accommodation comprises entrance hall, lounge, lounge/diner, kitchen/diner, downstairs WC, 4 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and rear gardens.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, laminate floor and radiator.

### Lounge

15'1" into bay x 12'8" (4.61 into bay x 3.88)



with feature fireplace, picture rail, radiator, textured and coved ceiling and uPVC double glazed window to front.

### Lounge/Diner

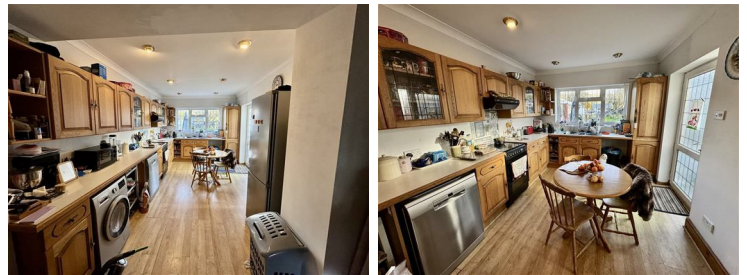
19'3" x 11'11" (5.87 x 3.65)



with feature fireplace, radiator, coved ceiling and 2 uPVC double glazed windows to side and Patio doors to rear.

## Kitchen/Diner

21'7" x 9'10" (6.58 x 3.01)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, plumbing for automatic dishwasher, laminate floor, radiator, spotlights, coved ceiling and uPVC double glazed window to rear and door to side.

### Downstairs WC

5'9" x 5'2" (1.77 x 1.58)



with low level flush WC, vanity wash hand basin with cupboards under, part tiled walls, tiled floor and uPVC double glazed window to side.

## First Floor

### Landing

with uPVC double glazed window to side and hatch to roof space with drop down ladder (attic has two windows to rear),



### Bedroom 1

15'1" x 10'11" (4.61 x 3.34)



with feature fireplace, picture rail, radiator, textured and coved ceiling and uPVC double glazed bay window to front.

### Bedroom 2

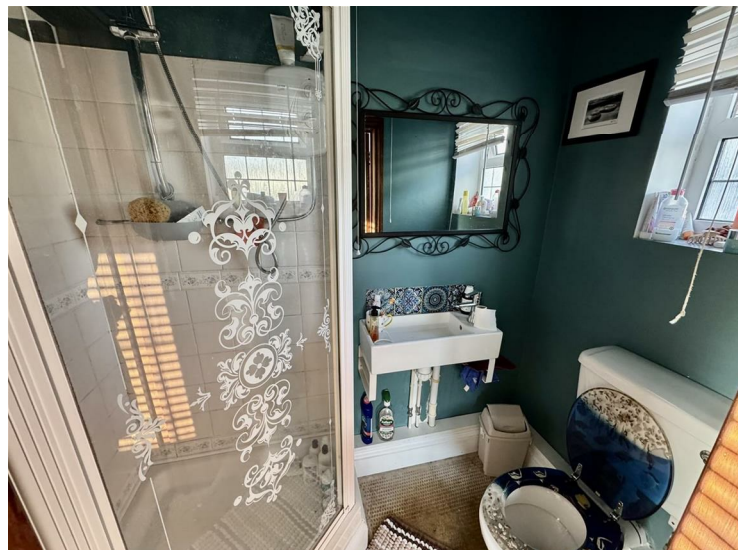
10'8" x 9'10" (3.26 x 3.02)



with dado rail, radiator, coved ceiling and uPVC double glazed window to side and rear.

### En Suite

3'8" x 6'9" (1.12 x 2.07)



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

### Bedroom 3

12'0" x 10'9" (3.68 x 3.30)

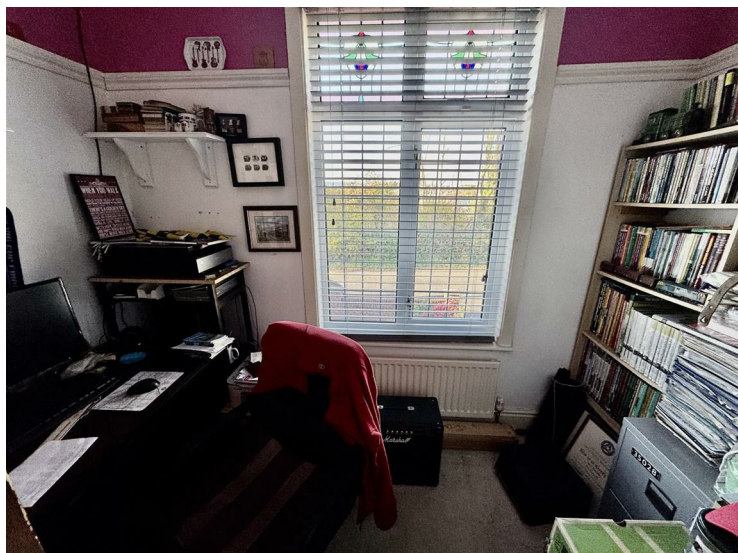


with picture rail, radiator, coved ceiling and uPVC double glazed window to rear.



## Bedroom 4

7'0" x 9'3" (2.15 x 2.84)



with built in cupboard, radiator, textured ceiling and uPVC double glazed window to front.

## Bathroom

8'5" x 7'1" (2.57 x 2.16)



with low level flush WC, pedestal wash hand basin, corner bath with shower attachment taps, part tiled walls, textured and coved ceiling and uPVC double glazed window to side.

## Outside



with paved drive to front and drive to side leading to detached garage with up and over door to front and rear, uPVC double glazed patio door and door to side and 3 windows to side.

Enclosed rear garden with paved patio, outside tap, lawned garden and brick built store shed to rear.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on Wind Street and turn left at the roundabout. Proceed over the first mini roundabout, left at the second then right at the third roundabout, over the river bridge and up the hill. Turn left into Pentwyn road 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.