Anna Ashton
ESTATE AGENTS









10 Brodawel, Betws, Ammanford, SA18 2GY

Offers in the region of £195,000

- Detached Bungalow
- 2 Reception Rooms
- Gas central heating
- Garage
- 2 Bedrooms
- uPVC double glazing
- Off road parking
- Front and rear garden

Ground floor
with uPVC double glazed entrance door leading to

Entrance hall
with hatch to roof space, radiator, textured and coved ceiling, airing cupboard and cupboard.

Lounge
16'2" x 14'5" (4.93 x 4.41)



with electric fire with feature surround, radiator, textured and coved ceiling and uPVC double glazed window to front.

Sitting Room
8'2" x 11'0" (2.51 x 3.36)



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

Kitchen
10'5" x 8'5" (3.19 x 2.59)



with base and wall units, display cabinet, stainless steel sink unit with mixer taps, part tiled walls, textured and coved ceiling, radiator, wall mounted boiler, sliding door and uPVC double glazed window to front.

Bedroom 1
10'1" x 12'11" (3.08 x 3.96)



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

Bedroom 2
10'0" x 9'11" (3.07 x 3.04)



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

Bathroom
8'2" x 6'0" (2.50 x 1.84)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower, part tiled walls, shaver point, textured and coved ceiling, radiator and uPVC double glazed window to side.

Outside



with lawned area to front, off road parking to side leading to garage, side access leading to rear garden with further lawned area and paved pathway

Garage
16'11" x 8'6" (5.17 x 2.60)



with an up and over door

Material Information
UTILITES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating
Broad Band Speed:Download- 1800 Mbps, Upload- 220Mbps
Mobile coverage:Vodafone- 80%, Three

77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

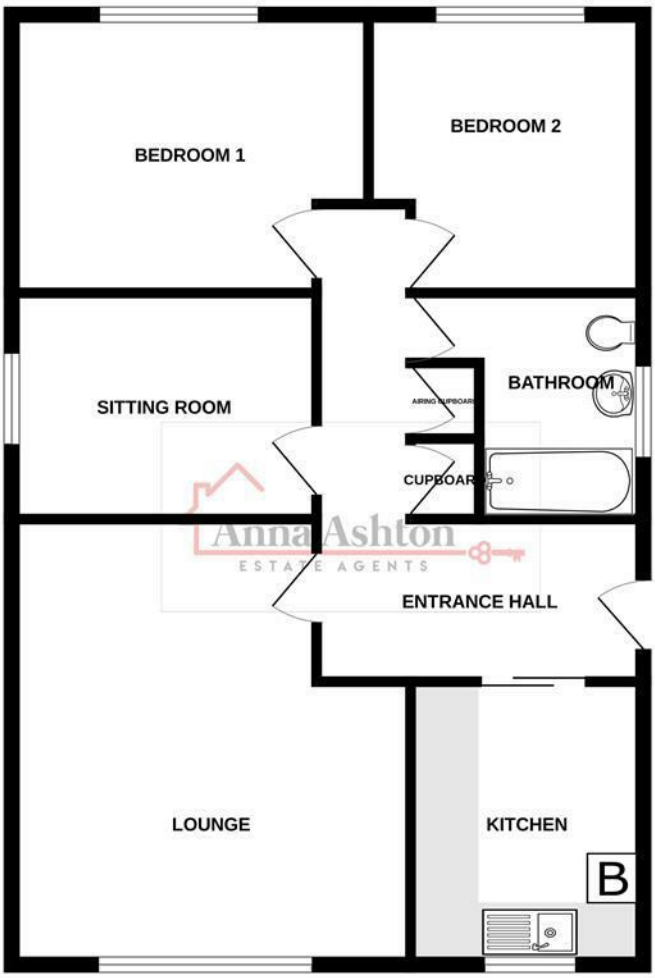
Flood Risk:Flooding form rivers- Very low risk, Flooding from surface water and small watercourses- Very Low risk
Rights and Easements:
Restrictions:

Council Tax
Band D

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 mini roundabout then left and right at the next 2 roundabouts. continue over the bridge towards Betws then bear second left into Colonel Road. Take the third right into Brodawel and the property can be found on the right hand side, identified by our For Sale board.

GROUND 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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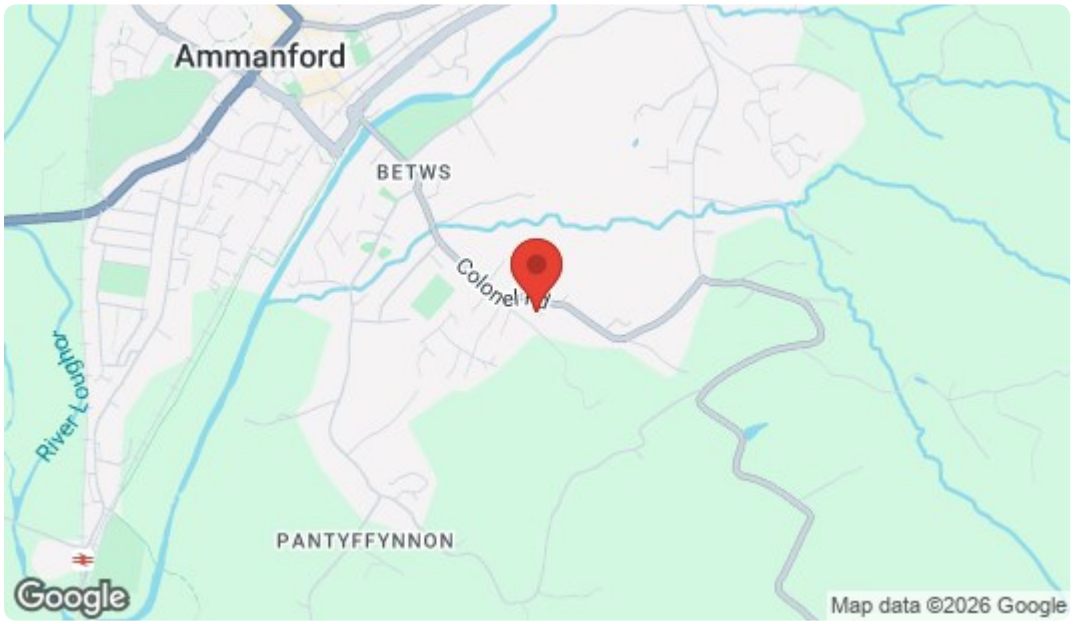

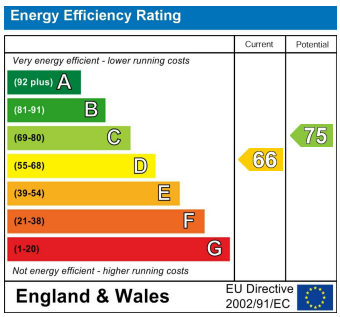

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.